



**COUNCIL REPORT**  
Development Services Department  
For the May 28, 2019 Council Meeting

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DATE: May 16, 2019 File: DP 18-29  
TO: Jim Zaffino, CAO  
FROM: Jaleen Rousseau, Planner  
RE: Application: Development Permit with Variances (DP 18-29)  
Address: 1975 Shannon Lake Road  
Legal: Lot A, DL 2602, ODYD, Plan KAP92694  
Owner: 1077915 BC LTD  
Agent: New Town Planning and Architecture Services

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**RECOMMENDED MOTION:**

**THAT** Council authorize the issuance of a Development Permit (DP 18-29) to construct 97 units in 13 buildings ranging between three and four storeys in height, subject to the conditions outlined in and attached to the Development Permit; and

**THAT** Council authorize a variance to S.4.10.3(b) of City of West Kelowna Zoning Bylaw No. 0154 to vary the requirement for all truck and van loading spaces to be located to the rear and side of principal buildings to allow five of the six required spaces to be located along the shared private access road across from the development; and

**THAT** Council authorize a variance to S10.9.5(f) of City of West Kelowna Zoning Bylaw No. 0154 to vary the maximum allowable building heights for 13 townhouse structures from 9.0 m (29.5 ft) to a maximum of 3 storeys to:

- A maximum of 11.4 m (37.4 ft) and 4 storeys for Unit Types A<sub>R</sub>, B1<sub>R</sub> and B2<sub>R</sub> - to accommodate access to rooftop decks;
- A maximum of 9.3 m (30.5 ft) and 3 storeys for Unit Types A, B1 and B2; and
- A maximum of 11.5 m (37.7 ft) and 4 storeys for Unit Type C.

**THAT** issuance of the Development Permit be withheld pending:

- The receipt of landscape security for the landscape plan attached to DP 18-29 as Schedule 'C' in the amount of \$272,067.00;
- The registration to title of the following statutory rights of ways to secure:
  - A connection to an existing 200mm sanitary sewer main to the south and located on the neighbouring property;
  - A connection to an existing 250mm storm sewer main to the south and located on the neighbouring property; and
  - The accessibility in perpetuity of an approved turnaround alternative within the internal road network and the installation of signage identifying this turn around.

**THAT** if the Development Permit has not been issued within one year from the date of approval, the Permit shall be deemed to have been refused and the file closed.

## RATIONALE:

- The proposal provides low-density housing options adjacent to an urban arterial road and in close proximity to a major transportation route (Highway 97);
- The siting, form and character, and landscaping of the proposed development is generally consistent with the minimum requirements for multiple family developments as established in the Development Permit Guidelines contained in the Official Community Plan and the development is well screened;
- The proposal includes the provision of two and three bedroom units with varying unit features which will serve a range of lifestyles and incomes;
- The proposal conforms to the principal uses and regulations outlined in Zoning Bylaw No. 0154 for the Low Density Multiple Residential Zone (R3), with the exception of two variances (building height and location of loading spaces), which are considered to have minimal impact on the site and adjacent properties; and
- The proposed height variance to a maximum of 4 storeys for some of the buildings is to accommodate access to rooftop decks and is not intended to have negative impacts to surrounding neighbours based on site location, topography and existing vegetation that will serve to screen the development.

## LEGISLATIVE REQUIREMENTS:

Council has the authority under Part 14 (s. 490) of the *Local Government Act* to issue a Development Permit. This Development Permit is specifically for form and character of a multiple family residential development. Section 498 of the *Local Government Act* gives Council the authority to issue a development variance permit that varies, in respect of the land covered in the permit, the provisions of the Zoning Bylaw.

## BACKGROUND:

This application was brought before Council for consideration on May 14, 2019. However, the application was deferred to the next Council date (May 28, 2019) due to an error in the notification mailing list generated by the City's GIS mapping system. This error resulted in the omission of 20 properties contained within the notification area from being added to the mailing list. This issue has been identified and the City's GIS department is working to correct it. On May 15, 2019, letters were hand delivered to the 20 properties that had not previously received notification.

### **Proposal**

The applicant is requesting the issuance of a Form and Character Development Permit with Variances to facilitate the construction of a 97 unit strata townhouse units in 13 structures. The proposal in its entirety includes:

- 8 two bedroom units and 89 three bedroom units;
- Four townhouse structures with rooftop decks (38 units);
- Nine townhouse structures without rooftop decks (59 units); and
- 3,089.4 m<sup>2</sup> of outdoor amenity space that includes greenspace, seven community garden plots, benches and a playground area comprised of 630 ft<sup>2</sup> geared towards children aged 5 – 12 years.

The requested variances pertain to building height to accommodate access to rooftop decks and the location of loading spaces.



## Location and Surrounding Uses

The 27,599.6 m<sup>2</sup> (6.82 acres) subject property is a large hillside parcel located within the Shannon Lake neighbourhood (See *Attachments 2 & 3*). It was rezoned in 2011 (Z08/09) from a Manufactured Home Park zone to a Low Density Multiple Residential zone.

The subject property is located adjacent to and accessed from Shannon Lake Rd. From Shannon Lake Rd an unnamed shared private access road runs through and past the subject property and is the primary access for 20 manufactured homes situated at the end of this access road, just south of the subject property (See *Figure 1*).

While the subject property is adjacent to Shannon Lake Road, it is elevated approximately 12 m above the Road (and 44 m below Hedgestone Drive, a nearby single family subdivision). The property was previously disturbed resulting in a significant area at the top of the site that is relatively flat. The remainder of the property is comprised of environmentally protected lands that slop down to Shannon Lake Rd to the north and the adjacent manufactured home park (Crystal Springs) to the east. A single detached dwelling and accessory structure are currently maintained on site.

Uses surrounding the subject property include:

- North – Shannon Lake Road and a remnant of Shannon Highlands Municipal Park (natural, undeveloped).
- East – Crystal Springs manufactured home park.
- West – Shannon Highlands Municipal Park (natural, undeveloped).
- South – Shannon Highlands Municipal Park (natural, undeveloped), a shared private access road and 20 manufactured homes at the end of the access road.



Figure 1: Subject Property Location Adjacent to Shannon Lake Rd

## POLICY AND BYLAW REVIEW:

### **Official Community Plan (OCP) Bylaw No. 0100**

#### *Land Use Designation*

The subject property maintains a Land Use Designation of *Low Density Multiple Family (LDMF)*, which anticipates semi-detached and attached townhouses. The purpose of this designation is to provide a broader range of housing opportunities in areas served by transit and in walking distance to community amenities, shops and services, while acknowledging the adjacent land uses. The proposal is aligned with the LDMF designation.

#### *Development Permit Areas (DPAs)*

The proposed development is subject to three of the City's DPAs: Hillside; Sensitive Terrestrial Ecosystem; and Form and Character for General and Multiple Family and Intensive Residential development.

In accordance with S.4.3.4, DPA 4 – Exemptions, Item 3 and S.4.3.7, DPA 6 – Exemptions, Item 3 of the OCP, the Hillside and Sensitive Terrestrial Ecosystem DPAs are considered to be adequately addressed for this application for the following reasons:

- Site development is to occur primarily on the portion of the subject property that has been previously disturbed;
- A Section 219 No Build / No Disturb covenant respecting geotechnical and environmental conditions is currently registered to title which addresses:
  - Preservation of steep slopes and existing vegetation (all slopes along the north and east parcel boundaries);
  - Required building setback (2.0 m setback from the crest of the fill embankment located in the northeast portion of the site); and
  - Rock fall hazard area (lands south of and abutting the access road).
- The applicant has submitted an addendum to the geotechnical report contained within the Section 219 No Build / No Disturb covenant confirming the suitability of the site for the proposed development in its current form.

The Form and Character DPA for General and Multiple Residential development guidelines encourage pedestrian oriented design, safe communities, and visual interest through careful and thoughtful site design, building form and character, and landscaping. The proposal is found to be in general accordance with these guidelines.

## Site Design

### *Building Locations*

The OCP guidelines encourage appropriate orientation and relationship to adjoining uses. As a result of topography and existing vegetation, the subject property is a sufficient distance from adjacent single family (south, upslope), modular (south and east, down slope) and agricultural uses (north, downslope and across Shannon Lake Rd) resulting in limited anticipated impacts to adjacent uses.

The proposal includes 13 townhouse structures clustered in a previously disturbed area of the site (See Figure 2). Five of the townhouse structures (37 units) are located around the primary amenity space area (highlighted in Figure 2 with a dashed blue line).



Figure 2: Site Layout



This area includes greenspace, an internal pathway, benches, seven community garden plots and play equipment for children aged 5 to 12 valued at \$30,000.

The amenity space provided for the entire subject property (3,089.4 m<sup>2</sup>) includes the green areas depicted in Figure 2. The provision of this amount of amenity space exceeds the minimum required space of 2,425 m<sup>2</sup>.

#### *Unit Types and Sizes*

The proposal includes a range of options respecting unit type, size and layout, which will serve a range of lifestyles and incomes. These variations are identified in Table 1 below.

**Table 1: DP 18-29 Unit Types and Sizes**

Unit Type	Number of Units	Number of Bedrooms	Total Gross Floor Area	Garage Style	Rooftop Deck	Total Building Height
Unit A <sub>R</sub>	1	2 + flex*	1,689.6 ft <sup>2</sup>	Tandem	Yes	11.4 M (37.4 ft)
Unit A	7	2 + flex*	1,609.5 ft <sup>2</sup>	Tandem	No	9.3 m (30.5 ft)
Unit B1 <sub>R</sub>	11	3	1,657.2 ft <sup>2</sup>	Tandem	Yes	11.4 m (37.4 ft)
Unit B2 <sub>R</sub>	11	3	1,659.5 ft <sup>2</sup>	Tandem	Yes	11.4 m (37.4 ft)
Unit B1	26	3	1,577.1 ft <sup>2</sup>	Tandem	No	9.3 m (30.5 ft)
Unit B2	26	3	1,579.4 ft <sup>2</sup>	Tandem	No	9.3 m (30.5 ft)
Unit C	15	3	1,931 ft <sup>2</sup>	Double	Yes	11.5 m (37.7 ft)
TOTALS	97	2 Bdrms = 8 3 Bdrms = 89	160,473.8 ft <sup>2</sup>	Tandem = 82 Double = 15	38 Rooftop Decks	N/A

\*Flex space offered in Units A<sub>R</sub> and A are rooms smaller than a typical bedroom and intended to serve as a space that can change use to suit a variety of needs (e.g. office, movie room, extra bedroom, etc).

#### *Form & Character*

The OCP encourages that where heights of buildings are in excess of three storeys that the fourth storey should be noticeably stepped back. The four buildings proposed at four storeys do not include living space on the fourth storey. Rather, the fourth storey is to accommodate access to rooftop patios.

The OCP encourages variation in building facades through the incorporation of a variety materials and colours, as well as window shapes and sizes. The proposal includes a basic colour and material scheme that is organized in a way that adds interest and textured detail to the development (See *Figures 3 & 4*). The building materials and colour scheme are largely comprised of hardie panels coloured in black and greys in addition to blue and yellow accent colours that vary between structures to provide differentiation amongst the buildings. Refer to *Attachment 5* for renderings of all 13 proposed structures.



**Figure 3: Rendering Depicting Townhouse Form and Character**



Figure 4: Rendering Depicting Townhouse Form and Character

#### *Landscape Plan*

Landscaping is intended to enhance the appearance of areas of private development. The landscape plan includes a mix of trees, shrubs, grasses and perennials. The proposal includes landscaping to be located primarily within the amenity space area and around the townhouse complexes. The total landscaping security is \$272,067.00 (at 125% of the cost). Prior to issuance of the Permit, it is recommended that the security be required to be submitted to ensure the installation of the identified landscape plantings and hardscaping. Refer to *Attachment 6* for the Landscape Plan.

#### **Zoning Bylaw No. 0154**

The proposal conforms to the principal uses and regulations outlined in the Zoning Bylaw for the Low Density Multiple Residential Zone (R3), including density, parcel coverage, frontage and setbacks, with the exception of height. The proposed development meets the minimum required parking spaces. However, the applicant proposes to locate five of the six required loading spaces contrary to applicable Zoning regulations. The applicant is requesting two variances to applicable Zoning Bylaw requirements in order to facilitate the development as proposed:

#### *Variance Requests*

##### 1. Location and Number of Loading Spaces

To vary the requirement for all truck and van loading spaces to be located to the rear and side of principal buildings to allow five of the six required spaces to be located along the shared private access road across from the development (See *Figure 4*).

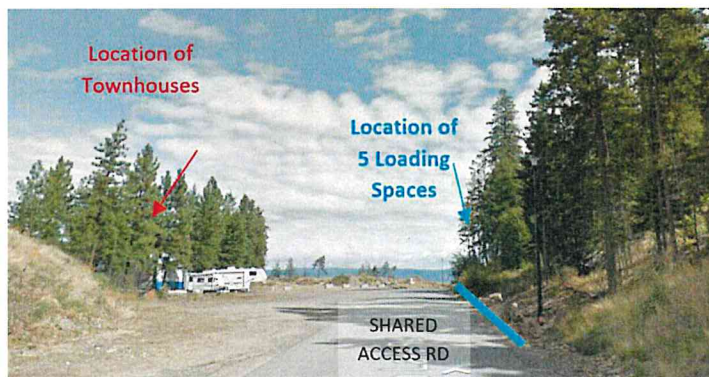


Figure 5: Loading Spaces on Access Road

The City's Zoning Bylaw requires that loading spaces are located at the rear and side of the residential structures that they serve. Locating these spaces outside of the internal road network and so far from the buildings does not provide for a realistic approach to transportation of boxes,



furniture and the like to residential units within the development where necessary. Rather, the present location of these loading spaces is likely to result in the parking of these large vehicles within the internal road network, in front of buildings. This design has the potential to interrupt the flow of regular traffic, garbage collection, delivery trucks and emergency vehicles. Ultimately, the frequency of internal circulation conflicts are anticipated to be minimal, and would largely be associated with the strata road width (6 m). In consideration of all related loading space considerations, staff are recommending support of the proposed loading space location variance.

Additionally, as the City is currently undertaking a Zoning Bylaw review, an evaluation of the potential reduction of required loading spaces has been planned as part of this review. Should this review result in staff recommending a reduction in this type of parking, Council must first consider and then approve this regulatory change.

## 2. Height

To vary the maximum allowable building heights for 13 townhouse structures from 9.0 m (29.5 ft) to a maximum of 3 storeys to:

1. A maximum of 11.4 m (37.4 ft) and 4 storeys for Unit Types A<sub>R</sub>, B1<sub>R</sub> and B2<sub>R</sub> - with rooftop decks;
2. A maximum of 9.3 m (30.5 ft) and 3 storeys for Unit Types A, B1 and B2; and
3. A maximum of 11.5 m (37.7 ft) and 4 storeys for Unit Type C.

Staff are recommending support of the proposed height variance, as the request is not to accommodate an additional storey but rather building form and rooftop patio accesses.

Four of the structures are proposed at four storeys in height to accommodate access to rooftop patios (38 units). An additional storey of habitable space is not being proposed. These structures are located primarily along the northern and eastern parcel boundaries. The remaining nine structures are proposed at three storeys in height and do not include rooftop patios (59 units). All 13 structures are proposed to exceed the maximum allowable building height of 9.0 m (29.5 ft) as stipulated in the City's Zoning Bylaw. The applicant has provided a rationale in support of the proposed variances (*See Attachment 7*). Additionally, as the City is currently undertaking a Zoning Bylaw review, an evaluation of the exclusion of accesses to roof top decks has been planned as part of this review. Should this review result in staff recommending this building component is excluded from the calculation of height, Council must first consider and then approve thus regulatory change.

No negative impacts resulting from the proposed variances are anticipated as a result of the sites' elevation above Shannon Lake Road and the existing vegetative buffer within the protected area between the proposed buildings and the Road.

## **Technical Review**

### Site Access

The property is accessed off of Shannon Lake Road (Urban Arterial Road). Parcel frontage on Shannon Lake Rd is currently built to an urban standard and includes sidewalks and streetlights. Further improvements are not required.

### Traffic

The City's Works and Servicing Bylaw No. 0249 requires that adequate turnarounds are provided at 90 m intervals. However, topography of the site would necessitate undesirable rock cuts to achieve this preferred interval. As a result, the City has accepted an alternative approach that would allow for this requirement to be satisfied within a portion of the internal roadway while also ensuring that a turnaround is provided within a reasonable distance. This requires:

- Protection of the turnaround alternative through registration of a statutory right of way to ensure it remains accessible in perpetuity;
- Signage installed identifying the accessibility and location of the turnaround; and
- That the internal roadway meets the minimum required standards for emergency vehicles.

The applicant has confirmed that the minimum required standards for emergency vehicles can be accommodated within the internal roadway. Registration of a statutory right of way to ensure that the turnaround remains accessible in perpetuity and the installation of signage is achieved will be required as a condition of issuance of the Permit.

A traffic impact assessment is not required for developments less than 100 units as per the City's Standardized Terms of Reference. However, it is expected that the proposed development will result in increased volume of traffic currently experienced by the 20 residents located along the existing shared private access route.

### *Internal Circulation*

The site plan proposes the first of two points of access for vehicular traffic into the multiple family development approximately 150 m up the shared private access road from Shannon Lake Rd. The internal roadway serving the clustered townhouses begins at these access points, which forms a crescent (publicly accessible alternate turnaround). From the northeastern corner of the crescent the internal roadway continues further into the remainder of the multi-family development, which includes a single hammerhead at the southeast end of the development which satisfies the needs of emergency vehicles. This design meets the standards required under the City's Works and Services Bylaw No. 0249 for strata roads, which allows for reduced road width (6 m) and servicing standards than what is required for public roadways (18 – 20 m) within the City.

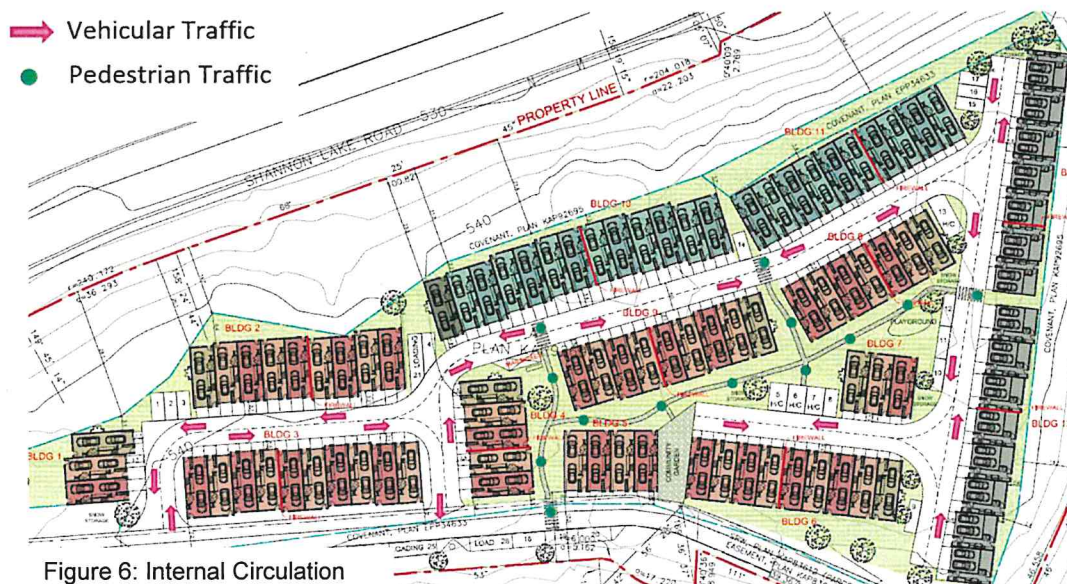


Figure 6: Internal Circulation

Designated pedestrian access throughout the site has not been provided. Rather, it is limited to four delineated crosswalks (one crossing the shared private access road and three crossing the internal road network) and a paved trail through the primary amenity space area (See Figure 6). The City's OCP directs that site design should separate vehicular and pedestrian traffic where possible. Where this is not possible, special design treatment should be utilized to ensure safe pedestrian movement. This includes provisions for movement from parking areas to



destinations. While provisions for safe pedestrian movement have not been provided for throughout the entire site, the proposal does make an effort to provide pedestrian pathways through the primary amenity space area in addition to pedestrian crossings throughout the site.

#### *Parking*

Parking is provided for each unit within either a tandem (82 units) or double garage (15 units). Driveway lengths in front of garages vary with a minimum depth for all driveways of 1.5 m (4.9 ft). Driveways are not intended to accommodate parked cars. In total, 194 resident stalls, 20 visitor stalls (four of which are accessible stalls) and six loading spaces have been provided throughout the site. These parking provisions are consistent with the number of parking spaces required for each parking category.

#### Site Servicing

The proposed development can be serviced by existing area services. On December 18, 2018 Council approved a Petition to Amend the Boundary of the City of West Kelowna Rose Valley Water System to include the subject property within this service area (Bylaw No. 0239.03). Sanitary and Stormwater service connections are available to the south of the subject property. However, registration of statutory rights of ways (SRWs) is necessary to secure these connections through to neighbouring property. Registration of these SRWs will be required as a condition of issuance of the Development Permit.

#### Geotechnical Investigation

In addition to the existing Section 219 No Build / No Disturb covenant registered to title the applicant has submitted an addendum to the supporting geotechnical report for the site commissioned in 2012. The addendum concurs with the covenant content for the present development proposal with the additional recommendation for mitigation of a rock fall hazard area along the strata road (installation of chain-link fencing). The proposed development has been designed in consideration of all geotechnical and environmental components.

#### Covenants

The subject property currently maintains several legal documents respecting site use and development including, but not limited to:

- (CA3415589) Section 219 No Build / No Disturb covenant respecting geotechnical and environmental conditions;
- (LB041628) Emergency access easement over the shared private access road; and
- (LB500110) Statutory Right of Way in favour of West Kelowna to ensure a 3 m wide public use recreational trail in the northeastern most corner of the subject property and connecting down to Shannon Lake Road in the interest of residents of 1975 Shannon Lake Rd. The majority of this right away occurs on public land and is currently undeveloped. The City has no plans to further develop this trail connection.

#### *View points*

The proposed development will be visible from Shannon Lake Road and the shared private access road. The protected hillside area along the north end of the subject property is vegetated and will provide partial screening along Shannon Lake Rd (See Figures 7 - 10).



Figure 7: Existing View Travelling Eastbound on Shannon Lake Rd

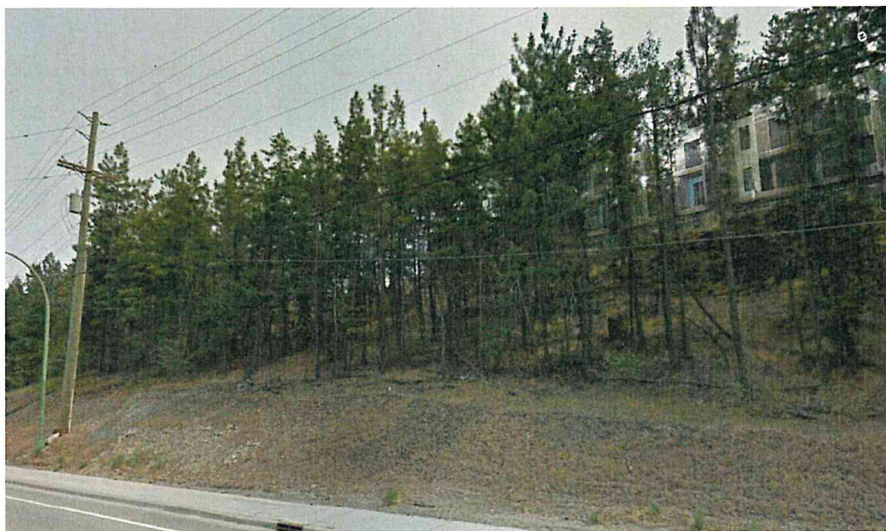


Figure 8: View of Development from Shannon Lake Road (Provided by Applicant)

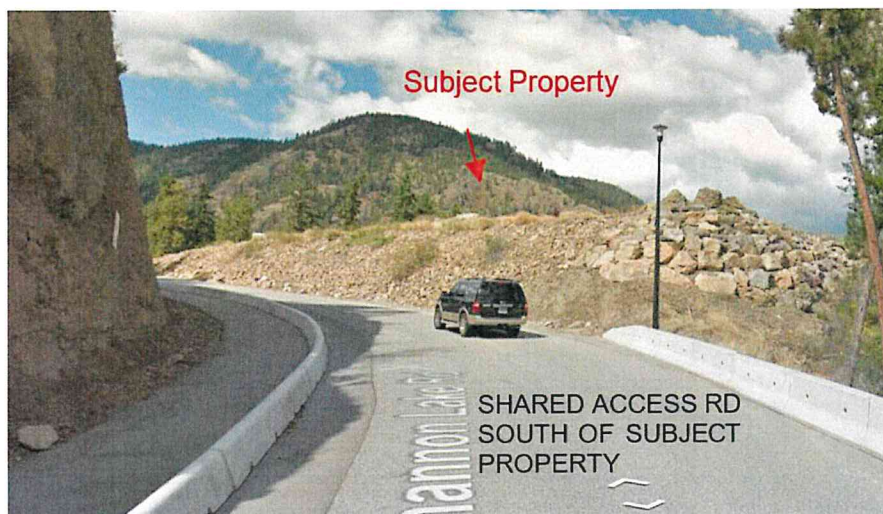


Figure 9: View of Development Travelling up the Shared Private Access Rd Towards Shannon Lake Rd





Figure 10: View Point of Development from Shannon Lake Road (Provided by Applicant)

### Phasing

The applicant has proposed to phase development of the site for financing and occupancy purposes. Phasing of this project will require a strata subdivision application process. Details of the phasing plan are shown in Figure 11 below.

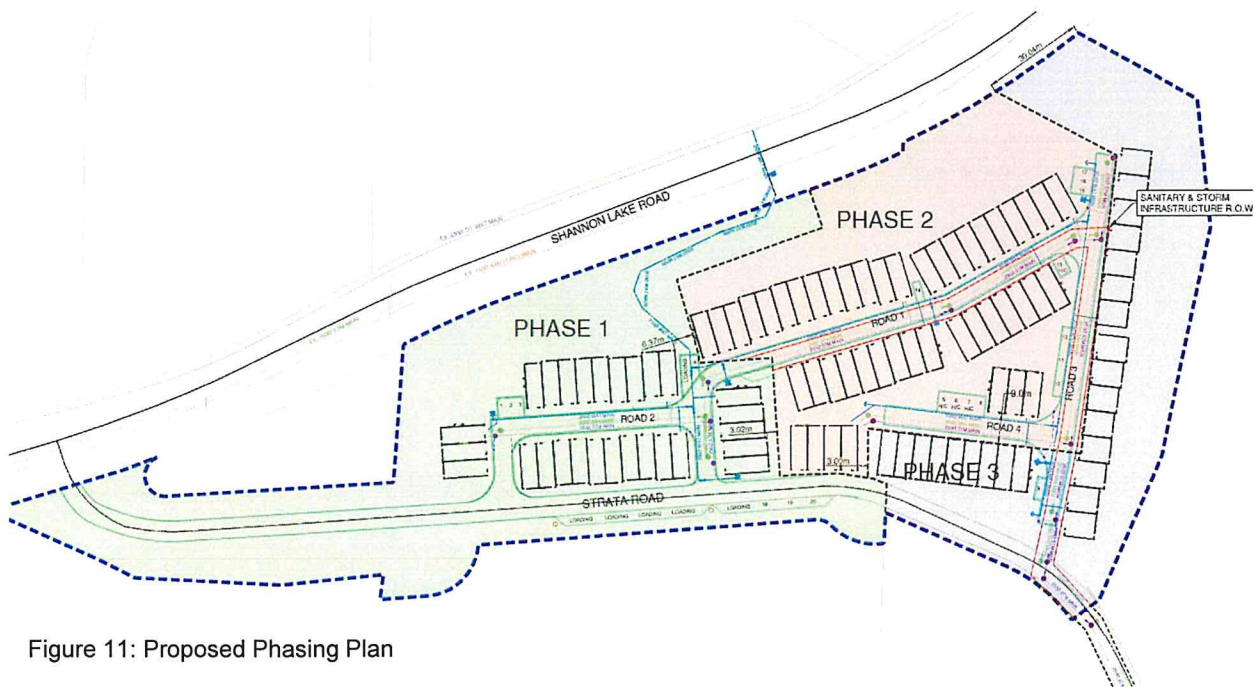


Figure 11: Proposed Phasing Plan

As the parcel is zoned R3, each phase will be required to meet the minimum zoning requirements applicable for that zone, including but not limited to parcel frontage and setbacks. The primary amenity space area is located in Phase II, however, the landscape cost estimate includes the costs related to the playground, paved internal trail network and associated landscaping, which will be secured as a condition of issuance of the Development Permit.

### **Public Notification**

In accordance with the *Local Government Act* for the proposed variances, letters were sent to all property owners and their tenants (124 notices) within 100 metres of the subject property in

anticipation of the May 14, 2019 Council meeting date (*Attachment 8*). However, the application was deferred to the next Council date (May 28, 2019) due to an error in the notification mailing list generated by the City's GIS mapping system. This error resulted in the omission of 20 properties contained within the notification area from being added to the mailing list. This issue has been identified and the City's GIS department is working to correct it. On May 15, 2019, letters were hand delivered to the 20 properties in anticipation of the May 28, 2019 Council meeting date, as these parcels are accessed via the shared private access road. A development notice sign was also placed on the subject property in accordance with the Development Application Procedures Bylaw No. 0260.

As of the date of this report, two submissions from the public were received. One cited concerns with traffic congestion and speed on Shannon Lake Road and the potential for rocks and boulders being pushed or tossed down slope towards Crystal Springs. The second letter cited concerns with traffic congestion on Shannon Lake Rd and the private shared access road, the potential for rentals and that future residents of the proposed development would not be restricted to a minimum age of 55 years. This author also noted concern that they did not receive a notification letter, which highlighted the GIS mailing error for the City and prompted the additional mailing (*Attachment 9*).

#### ALTERNATE MOTIONS:

##### **1. Postpone Consideration of Development Permit with Variances DP 18-29**

**THAT** Council postpone consideration of Development Permit (DP 18-29).

Council may wish to postpone the issuance of the Development Permit and require the applicant to redesign components of the proposal in accordance with the City's Zoning Bylaw or Official Community Plan Development Permit Guidelines.

##### **2. Deny Consideration of Development Permit with Variances DP 18-29**

**THAT** Council deny Development Permit (DP 18-29).

Council may wish to deny the requested variances and require the applicant to redesign the proposal in accordance with the City's Zoning Bylaw and/or Official Community Plan Development Permit guidelines. If the proposal was revised to avoid the proposed variances, the site plan and proposed building siting would have to be redesigned and the Development Permit would require further consideration by Council.


#### COUNCIL REPORT/RESOLUTION HISTORY:

Date	Report Topic/Resolution	Resolution No.
May 14, 2019	<b>THAT</b> Council defer consideration of DP 18-29, 1975 Shannon Lake Road.	C190/19



Respectfully submitted,

  
\_\_\_\_\_  
Jaleen Rousseau  
Planner

  
\_\_\_\_\_  
Brent Magnan  
Planning Manager

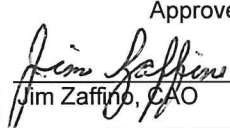
  
\_\_\_\_\_  
Nancy Henderson  
General Manager of Development Services

  
\_\_\_\_\_  
Bob Dargatz  
Development Manager / Approving  
Officer Development Engineering

Powerpoint: Yes ☒ No ☐

Attachments:

1. Draft Development Permit DP 18-40 (not all documents attached)
2. Subject Property Map
3. Context Map
4. Site Plan
5. Architectural Plans/Renderings/Elevations
6. Landscape Plan
7. Variance Rationale
8. Public Notification Map
9. Public Correspondence

Approved for Agenda	
 Jim Zaffino, CAO	May 23, 2019 Date



**CITY OF WEST KELOWNA**  
**DEVELOPMENT PERMIT WITH VARIANCES**  
**DP 18-29**

**To:** 1077915 BC, LTD., INC. NO. BC1077915  
 207 – 12639 – 80<sup>th</sup> Avenue  
 Surrey, BC, V3W 3A6  
 c/o  
 New Town Architecture and Engineering Inc  
 1464 St. Paul Street  
 Kelowna, BC, V1Y 2E6

1. This Permit is issued subject to compliance with all of the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below, and any and all buildings, structures and other developments thereon:

**LOT A, DL 2602, ODYD, PLAN KAP92694**  
 (1975 Shannon Lake Road)

3. This Permit allows the construction of 97 townhouse units in 13 buildings, ranging between three and four storeys in height and in the **Multiple Family and Intensive Residential Development Permit Area (DPA 3) Design Guidelines**, subject to the following conditions and related Schedules:
  - A. The siting, exterior design, and finish of buildings are to be in accordance with the Architectural submission (site plan, elevations, renderings, and materials and colour schedule) by New Town Architecture and Engineering Inc., dated April 3, 2019 and attached within Schedule "A" subject to the following:
  - B. The dimensions and siting of the structures to be constructed on the land be in accordance with Civil Engineering Drawings (site servicing and grading plans, stormwater management plan, and erosion, sediment control plan and fire truck turning movements), dated November 21, 2018 and Servicing Feasibility Study by New Town Architecture and Engineering Inc., dated August 23, 2018 and attached within Schedule "B" and subject to the following:
  - C. The landscaping to be provided on the land be in accordance with Landscape Drawings by Ecora Engineering and Resource Group Ltd, dated February 25, 2019 and attached within Schedule "C"; and
  - D. All construction activities to be conducted on the land be in general accordance with the Geotechnical Hazard Assessment by Beacon Geotechnical, dated December 5, 2018, Rock Fall Protection Email dated January 25, 2019 and New Town Architecture and Engineering Inc. Site Plan PR. Features, Drawing No. 004, dated April 10, 2019 attached within Schedule "D".



- E. The following variances to Zoning Bylaw No. 0154 are included as part of this Development Permit:
- A. To S.10.9.5(f) to vary the maximum allowable building heights for 13 townhouse structures from 9.0 m (29.5 ft) to a maximum of 3 storeys to:
- A maximum of 11.4 m (37.4 ft) and 4 storeys for Unit Types A<sub>R</sub>, B1<sub>R</sub> and B2<sub>R</sub> - with rooftop decks;
  - A maximum of 9.3 m (30.5 ft) and 3 storeys for Unit Types A, B1 and B2; and
  - A maximum of 11.5 m (37.7 ft) and 4 storeys for Unit Type C.
- B. To S.4.10.3(b) not require five of the six required truck and van loading spaces to be located to the rear and side of the principal buildings.
4. As a condition of the issuance of this Permit the following requirements shall be satisfied:
- A. The City of West Kelowna is holding a landscape security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of the Permit within the time provided, the City of West Kelowna may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out below, the security shall be returned to the Permittee. There is filed accordingly:
- An Irrevocable Letter of Credit or Bank Draft in the amount of \$272,067.00.**
- B. Registration to title of the following statutory rights of ways have been secured:
1. A connection to an existing 200mm sanitary sewer main to the south and located on the neighbouring property;
  2. A connection to an existing 250mm storm sewer main to the south and located on the neighbouring property; and
  3. The accessibility in perpetuity of an approved turnaround alternative within the internal road network and the installation of signage identifying this turn around.
5. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof. Should any changes be required to this permit, please ensure that you obtain written approval from City of West Kelowna prior to making any changes.
6. If this Development Permit has not been issued within one year from approval, Development Permit DP 18-29 with Variances shall be deemed to have been refused and the file will be closed.
7. **This Permit is not a Building Permit.**
8. Subject to the terms of the permit, where the holder of a permit issued under the *Local Government Act* does not substantially commence any construction with respect to which

the permit was issued within one year after the date it is issued, the permit lapses.

AUTHORIZING RESOLUTION NO. CXXX/19 PASSED BY THE MUNICIPAL COUNCIL ON  
APRIL XX, 2019.

Signed on \_\_\_\_\_

\_\_\_\_\_  
City Clerk

I hereby confirm that I have read and agree with the conditions of Development Permit DP 18-29 with Variances and will ensure that copies of the Permit will be provided to onsite personnel at time of construction.

Signed on \_\_\_\_\_

\_\_\_\_\_  
Property Owner or Agent

ISSUED on \_\_\_\_\_

Attached Schedules:

Schedule "A"

1. Shannon Lake Townhouse Development Architectural Drawings by New Town Architecture and Engineering Inc, dated March 6, 2019.

Schedule "B"

1. Civil Engineer Drawings by New Town Architecture and Engineering Inc, dated November 21, 2018.
2. Servicing Feasibility Study by New Town Architecture and Engineering Inc, dated August 23, 2018.

Schedule "C"

1. Landscape Plan and Estimate of Probably Costs – Reference: LDP 01 / LDP 02 / LDP 03 by Ecora Engineering and Resource Group Ltd, dated February 25, 2019.

Schedule "D"

1. Geotechnical Hazard Assessment by Beacon Geotechnical, dated December 5, 2018;
2. Rock Fall Protection Email dated January 25, 2019; and
3. Site Plan PR. Features, Drawing No. 004, dated April 10, 2019.





CITY OF  
WEST  
KELOWNA

# SUBJECT PROPERTY: DP 18-29



File: DP 18-29

Legal Description: Lot A, DL 2602, ODYD, Plan KAP92694

## LEGEND

- Subject Property
- Zoning Boundary
- Parcels

0 35 70 140 Metres



1:2,500

Date: 2018-08-30





CITY OF  
WEST  
KELOWNA



# CONTEXT MAP: DP 18-29

Attachment 3



File: DP 18-19

Legal Description: Lot A, DL 2602. ODYD, Plan KAP92694

-  Subject Property
-  City Boundary

0 150 300 600  
Metres







A2.0



# SHANNON LAKE TOWNHOUSE DEVELOPMENT

RE-ISSUED FOR DEVELOPMENT PERMIT, MARCH 06, 2019



NOT FOR CONSTRUCTION

## ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING INC.  
1464 St. Paul Street Kelowna, B.C., V1Y 2E8

Roman Yemchukov, Architect ABC  
ph: 250 860 8185, fax: 250 860 0985  
romka@newtownservices.net

Lenka Algerova, Building Design Technologist  
ph: 250 860 8185, fax: 250 860 0985  
lenka@newtownservices.net

## DRAWING LIST:

- A0.0 COVER SHEET
- A0.1 ZONING & CODE REVIEW
- A1.0 SITE PLAN
- A1.1AR UNIT PLANS AR (GR-FLEX-DECK)
- A1.2AR UNIT PLANS AR (GR-FLEX)
- A1.3AR UNIT PLANS AR (GR-FLEX-DECK)
- A1.4AR UNIT PLANS BR & BR (GR-DECK)
- A1.5AR UNIT PLANS BR & BR (GR-DECK)
- A1.6AR UNIT PLANS BR & BR (GR-DECK)
- A1.7AR UNIT PLANS BR & BR (GR-DECK)
- A1.8AR UNIT PLANS BR & BR (GR-DECK)
- A1.9AR UNIT PLANS BR & BR (GR-DECK)
- A2.0 MATERIAL BOARD
- A2.1 ELEVATIONS BLDG 10
- A2.2 ELEVATIONS BLDG 11
- A2.3 ELEVATIONS BLDG 12
- A2.4 ELEVATIONS BLDG 13
- A2.5 ELEVATIONS BLDG 14
- A2.6 ELEVATIONS BLDG 15
- A2.7 ELEVATIONS BLDG 16
- A2.8 ELEVATIONS BLDG 17
- A2.9 ELEVATIONS BLDG 18
- A2.10 ELEVATIONS BLDG 19
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- A3.0 DEVELOPMENT VIEW 1
- A3.1 DEVELOPMENT VIEW 2
- A3.2 DEVELOPMENT VIEW 3
- A3.3 DEVELOPMENT VIEW 4
- A3.4 DEVELOPMENT VIEW 5
- A3.5 DEVELOPMENT VIEW 6
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- A3.7 DEVELOPMENT VIEW 8
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- A3.98 DEVELOPMENT VIEW 99
- A3.99 DEVELOPMENT VIEW 100

## CIVIL

NEW TOWN ARCHITECTURE & ENGINEERING INC.  
1464 St. Paul Street Kelowna, B.C., V1Y 2E8

Jacob Paul, EIT  
ph: 250 860 8185, fax: 250 860 0985  
jacob@newtownservices.net

## DRAWING LIST:

- 001 GENERAL NOTES
- 002 SITE PLAN EX FEATURES
- 003 SITE PLAN PR FEATURES
- 004 SITE PLAN PR FEATURES
- 005 SITE PLAN PR FEATURES
- 006 SITE PLAN PR FEATURES
- 007 SITE PLAN PR FEATURES
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ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE BC BUILDING ACT AND THE BC BUILDING REGULATIONS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF ANY TESTS OR ANALYSES PERFORMED BY OTHERS. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF ANY TESTS OR ANALYSES PERFORMED BY OTHERS. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF ANY TESTS OR ANALYSES PERFORMED BY OTHERS.



NEW TOWN  
ARCHITECTURE & ENGINEERING INC.  
ORGANIC PLANNING  
CIVIL ENGINEERING  
WWW.NEWTOWNSERVICES.NET

Scale

Revision	No	Date	Description
	1	18-09-20	ISSUED FOR DP
	2	18-11-20	RE-ISSUED FOR DP
	3	19-03-06	RE-ISSUED FOR DP

PROJECT  
SHANNON LAKE  
TOWNHOUSE DEVELOPMENT  
579 Lawrence Ave, Kelowna, BC, V1Y 2E8  
West Kelowna, BC  
Project  
579 Lawrence Ave  
West Kelowna, BC  
V1Y 2E8  
Project  
579 Lawrence Ave  
West Kelowna, BC  
V1Y 2E8  
Project  
579 Lawrence Ave  
West Kelowna, BC  
V1Y 2E8

COVER SHEET  
A0.0  
Scale  
Date  
Project  
Sheet No.  
Page  
1 of 1  
18-09-20



SHANNON LAKE ROAD TOWNHOUSES

ADDRESS:  
1075 Shannon Lake Road, West Kelowna, BC  
LEGAL DESCRIPTION:  
L&A, Cont'd L&A 2002, C/O/D, Plan K490204

GRADES:  
EXISTING AVERAGE - FLAT  
PROPOSED AVERAGE - FLAT  
NUMBER OF BUILDINGS:  
13 TOWNHOUSE BUILDINGS

ZONING ANALYSIS:

EXISTING	PROPOSED
ZONING: R1	R1

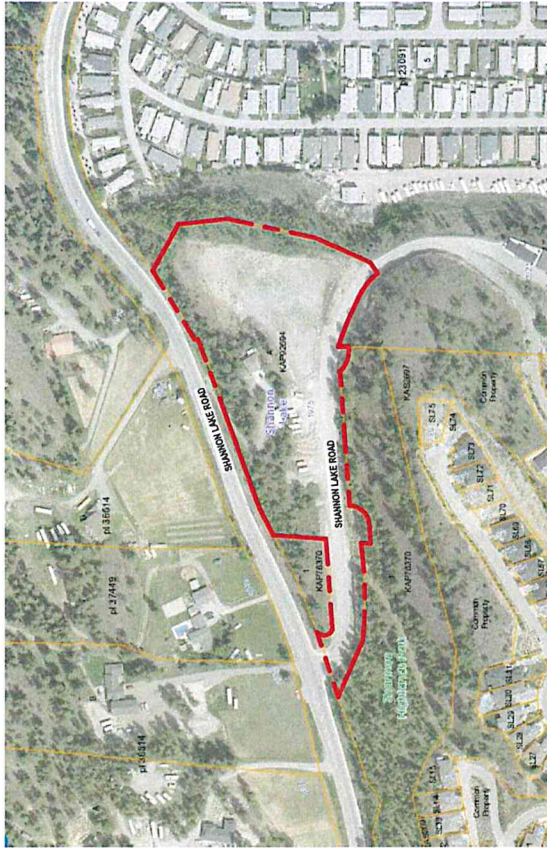
RM3 ZONING REQUIREMENTS:  
REQUIRED PROPOSED

SITE DETAILS

MINIMUM PARCEL AREA (m <sup>2</sup> )	27,556 m <sup>2</sup>
MINIMUM USABLE PARCEL AREA (m <sup>2</sup> )	13,561 m <sup>2</sup>
MINIMUM PARCEL FRONTAGE (m)	220 m
MAX SITE COVERAGE FOR BUILDINGS (%)	24.5%

DEVELOPMENT REGULATIONS

TOTAL NUMBER & TYPES OF UNITS:	1x UNIT A-250, 7x UNIT A-250, 25x UNIT B1+ B2, 15x UNIT C-30R, 52x UNIT B1+ B2, 50R
BUILDING HEIGHT:	3 STOREYS (15m)
SETBACKS:	FRONT: 4.5m, INT SIDE: 3.0m, EXT SIDE: 4.5m, REAR: 7.5m
NUMBER OF PARKING STALLS:	184 STALLS
NUMBER OF VISITOR STALLS (4 HC STALLS) / ON SITE:	20 VISITOR STALLS (4 HC STALLS) / ON SITE
MIN. OUTDOOR AMENITY SPACE:	25 m <sup>2</sup> / unit = 4,425 m <sup>2</sup>



LOCATION PLAN (N.T.S.)



SCHEMATIC RENDERING (N.T.S.)

ALL CONSTRUCTION IS REQUIRED TO BE IN ACCORDANCE WITH THE BC BUILDING ACT AND THE BC BUILDING CODE. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.



NEW TOWN  
ARCHITECTURE  
ARCHITECTS  
CIVIL ENGINEERING  
www.newtownarchitecture.ca

5/24

Revision	No.	Date	Description
1	16/05/23	ISSUED FOR DP	
2	18/11/23	RE-ISSUED FOR DP	
3	19/05/24	RE-ISSUED FOR DP	

PROJECT INFO  
SHANNON LAKE  
ARCHITECTURE  
ARCHITECTS  
CIVIL ENGINEERING

PROJECT ADDRESS  
1075 Shannon Lake Road  
West Kelowna, BC  
PROJECT NO.  
4030  
DRAWING NO.  
01

ZONING &  
CODE REVIEW

DATE  
L.A.  
DATE  
L.A.  
DATE  
L.A.

A1.0

DATE  
16/05/23



This drawing must not be scaled.



Revisions	No	Date	Description
	1	18-08-23	ISSUED FOR DP
	2	18-11-30	RE-ISSUED FOR DP
	3	19-03-08	RE-ISSUED FOR DP

SHANNON LAKE

project address	Shannon lake road West Kelowna, BC
project no.	4030

## SITE PLAN

Designated	L.A.	South	17,000
Source	L.A.		
Material	R.V.		
Issued by	<b>A2.0</b>		

①

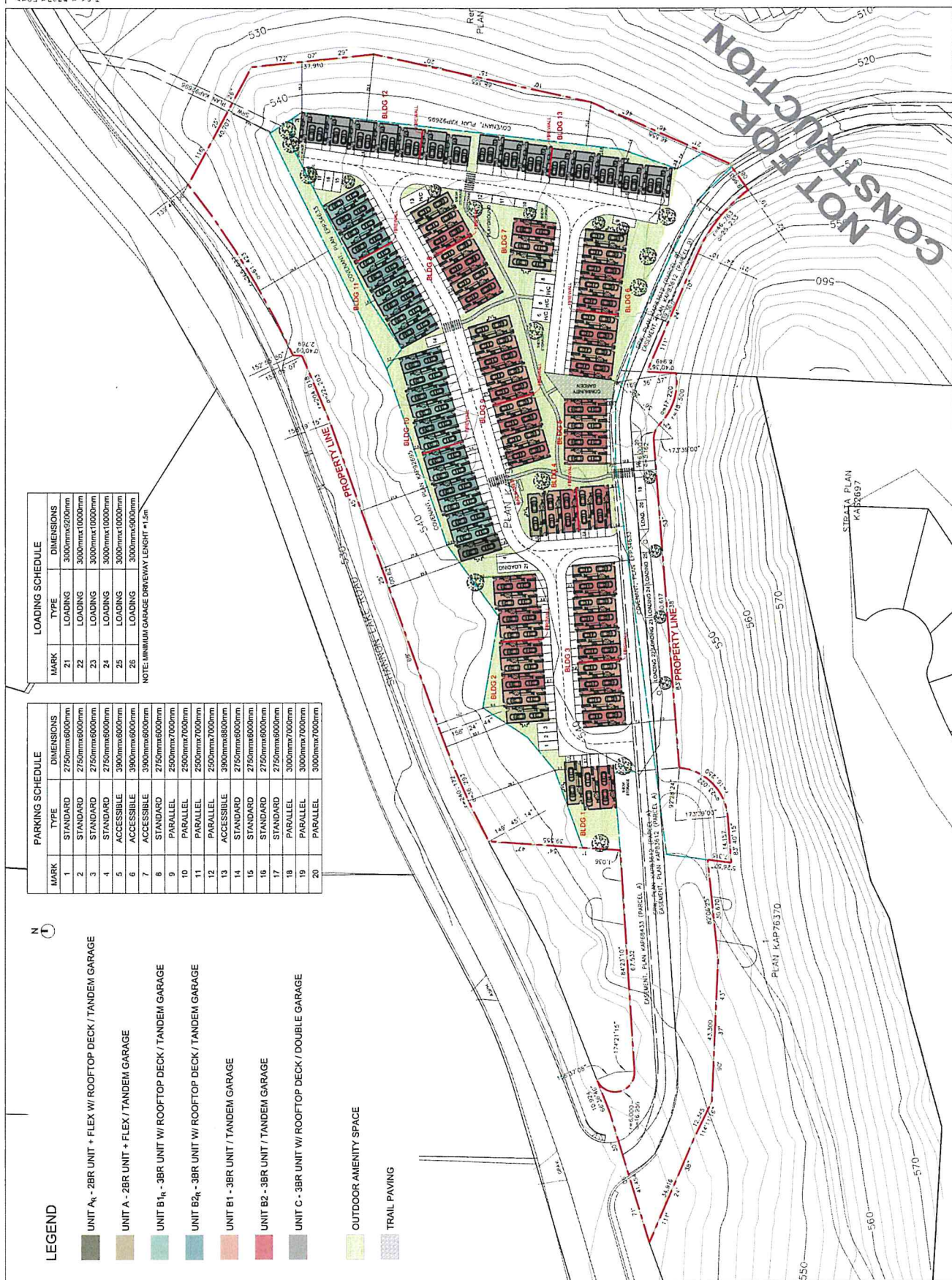
UNIT A<sub>6</sub> - 2BR UNIT + FLEX W/ ROOFTOP DECK / TANDEM GARAGE

UNIT B1 - 3BR UNIT W/ ROOFTOP DECK / TANDEM GARAGE

UNIT B1 - 3BR UNIT / TANDEM GARAGE

UNIT C - 3BR UNIT W/ ROOFTOP DECK / DOUBLE GARAGE

## TRAIL PAVING



ALL CONSTRUCTION AND RELATED TOWNHOUSE PLAN SHALL BE IN ACCORDANCE WITH THE TOWNHOUSE DEVELOPMENT ACT AND THE TOWNHOUSE DEVELOPMENT REGULATIONS. THE TOWNHOUSE DEVELOPMENT ACT AND THE TOWNHOUSE DEVELOPMENT REGULATIONS ARE THE SOLE AUTHORITY IN THE EVENT OF A DISCREPANCY BETWEEN THIS PLAN AND ANY OTHER DOCUMENTS. THE TOWNHOUSE DEVELOPMENT ACT AND THE TOWNHOUSE DEVELOPMENT REGULATIONS ARE THE SOLE AUTHORITY IN THE EVENT OF A DISCREPANCY BETWEEN THIS PLAN AND ANY OTHER DOCUMENTS. THE TOWNHOUSE DEVELOPMENT ACT AND THE TOWNHOUSE DEVELOPMENT REGULATIONS ARE THE SOLE AUTHORITY IN THE EVENT OF A DISCREPANCY BETWEEN THIS PLAN AND ANY OTHER DOCUMENTS.



**NEW TOWN**  
ARCHITECTURE  
ARCHITECTURE  
CIVIL ENGINEERING  
www.newtownarchitecture.ca

Scale

Revision	No	Date	Description
1	18.08.20	ISSUED FOR DP	
2	18.11.20	REVISED FOR DP	
3	18.08.20	REVISED FOR DP	

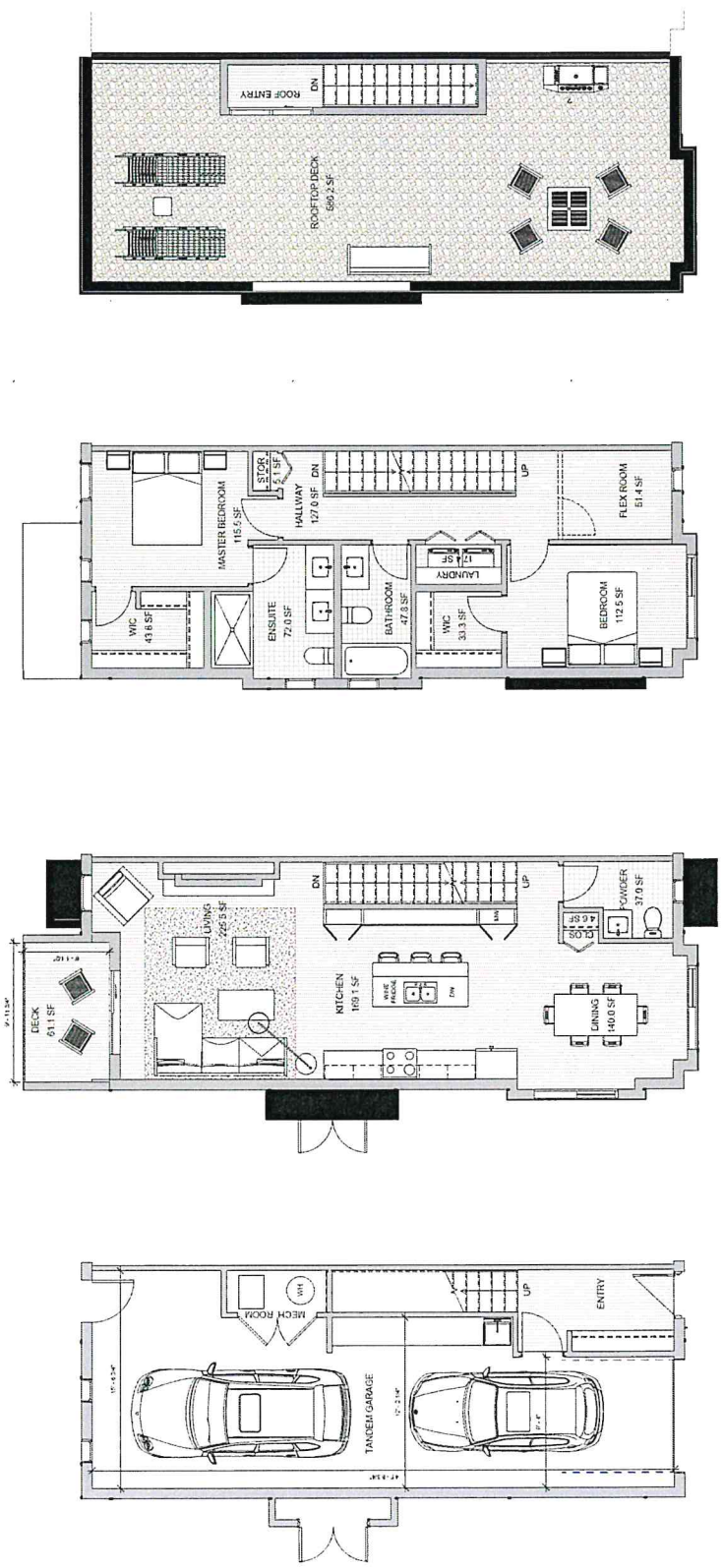
PROJECT  
SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT  
1975 Shannon lake road  
West Kelowna, BC  
project no. 4030

UNIT PLANS  
AR  
(2BR-FLEX-DECK)

Unit	Area	Volume
Unit 1	152.8 SF	14.2 M <sup>3</sup>
Unit 2	716.7 SF	66.6 M <sup>3</sup>
Unit 3	740.0 SF	68.7 M <sup>3</sup>
Roof Access	80.1 SF	7.4 M <sup>3</sup>
<b>Total</b>	<b>1,689.6 SF</b>	<b>156.9 M<sup>3</sup></b>

**A3.1AR**

NOT FOR CONSTRUCTION



1. LEVEL 1 - UNIT AR  
45.1' x 14' = 1.0"

2. LEVEL 2 - UNIT AR  
45.1' x 14' = 1.0"

3. LEVEL 3 - UNIT AR  
45.1' x 14' = 1.0"

4. ROOF DECK - UNIT AR  
45.1' x 14' = 1.0"

AR GFA

Unit AR:	152.8 SF	14.2 M <sup>3</sup>
L1	716.7 SF	66.6 M <sup>3</sup>
L2	740.0 SF	68.7 M <sup>3</sup>
L3	80.1 SF	7.4 M <sup>3</sup>
<b>ROOF ACCESS</b>	<b>1,689.6 SF</b>	<b>156.9 M<sup>3</sup></b>



ALL CONSTRUCTIONS ARE REQUIRED TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE ALARM AND FIRE FIGHTING REGULATIONS. THE ARCHITECT'S RESPONSIBILITY IS TO DESIGN THE BUILDING TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE ALARM AND FIRE FIGHTING REGULATIONS. THE ARCHITECT'S RESPONSIBILITY IS NOT TO DESIGN THE BUILDING TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE ALARM AND FIRE FIGHTING REGULATIONS. THE ARCHITECT'S RESPONSIBILITY IS NOT TO DESIGN THE BUILDING TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE ALARM AND FIRE FIGHTING REGULATIONS.

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504

Rev	Date	Description
1	18-08-21	ISSUED FOR CP
2	18-11-29	REISSUED FOR CP
3	18-08-01	REISSUED FOR CP

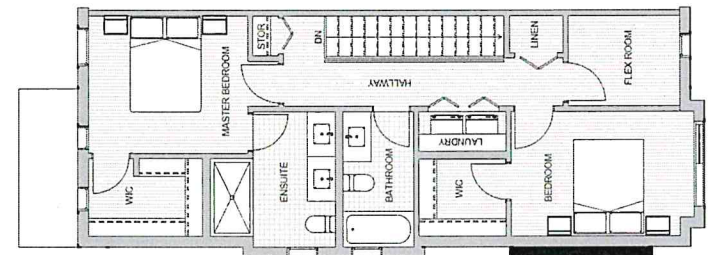
PROJECT NO.  
SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT  
1975 Shannon lake road  
West Kelowna, BC  
Project No. 4030

UNIT PLANS  
A (2BR-FLEX)

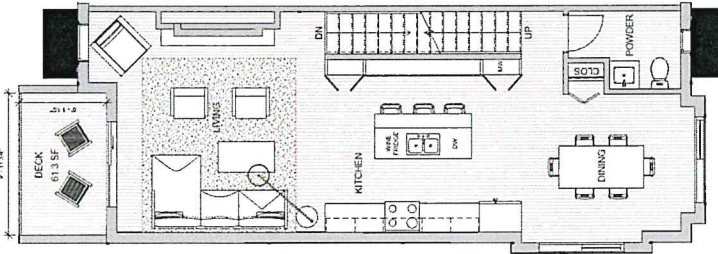
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Sheet	1/4" = 1'-0"
Room	1/4" = 1'-0"

**A3.2A**

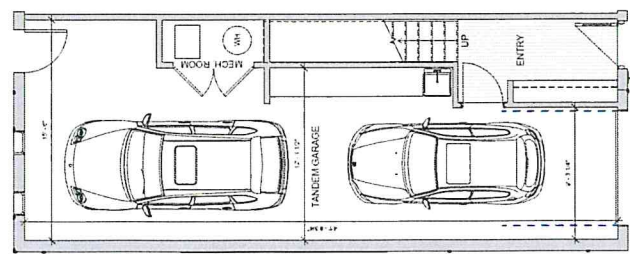
NOT FOR CONSTRUCTION



3 LEVEL 3 - UNIT A  
1/4" = 1'-0"



2 LEVEL 2 - UNIT A  
1/4" = 1'-0"



1 LEVEL 1 - UNIT A  
1/4" = 1'-0"

GFA

Unit AR:	152.8SF	14.2M²
L1	66.6M²	716.7SF
L2	68.7M²	740.0SF
L3	1,609.5SF	149.5M²

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Scale

Revision	No	Date	Description
1	18-05-20	ISSUED FOR DP	
2	18-05-20	ISSUED FOR DP	
3	18-05-20	ISSUED FOR DP	
4	18-05-20	ISSUED FOR DP	
5	18-05-20	ISSUED FOR DP	
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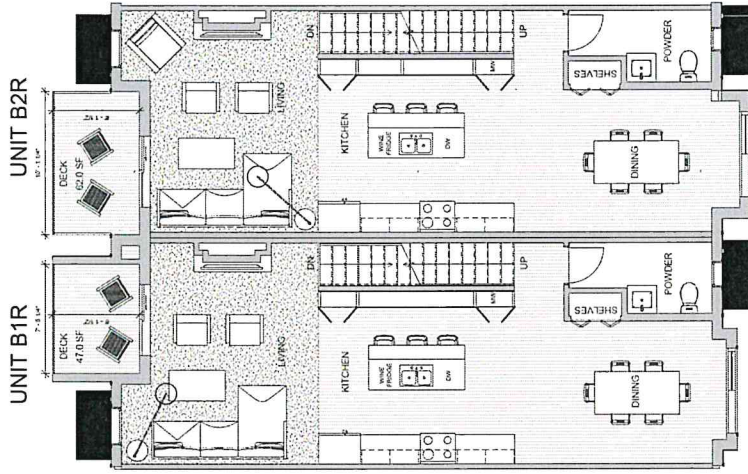
project site  
SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT  
project address  
1975 Shannon lake road  
West Kelowna, BC  
project no.  
4030

unit plans  
B1R & B2R  
(3BR-DECK)

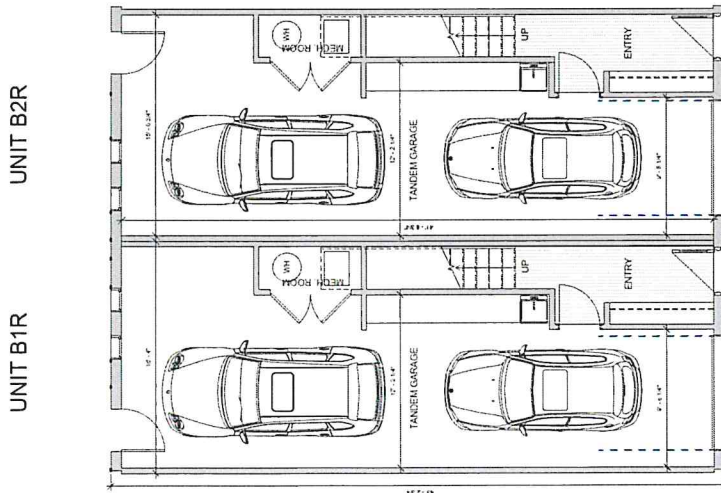
sheet no.  
A3.3BR

**A3.3BR**

NOT FOR CONSTRUCTION



LEVEL 2, UNIT B1R & B2R  
1/4" = 1'-0"



LEVEL 1, UNIT B1R & B2R  
1/4" = 1'-0"

B1R	GFA	B2R	GFA
L1	152.8SF	L1	152.8SF
L2	685.4SF	L2	703.3SF
L3	728.9SF	L3	723.3SF
ROOF ACCESS	80.1SF	ROOF ACCESS	80.1SF
	1,657.2SF		1,659.5SF
	153.9M <sup>2</sup>		154.1M <sup>2</sup>

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Rev	Date	Description
1	18-08-21	ISSUED FOR CP
2	18-11-29	REISSUED FOR EP
3	19-06-06	REISSUED FOR CP

**PROJECT**  
SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT

**PROJECT ADDRESS**  
1975 Shannon Lake Road  
West Kelowna, BC  
V4X 1C3

**DATE**  
2020-03-10

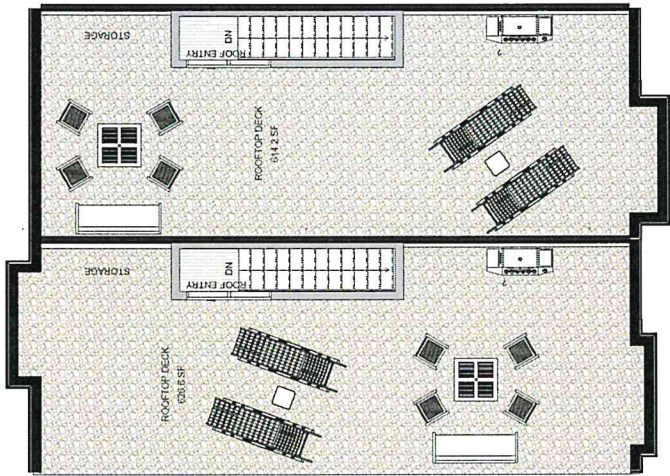
**UNIT PLANS**  
B1R & B2R  
(3BR-DECK)

**SCALE**  
1/4" = 1'-0"

**PROJECT NO.**  
A3.4BR

UNIT B2R

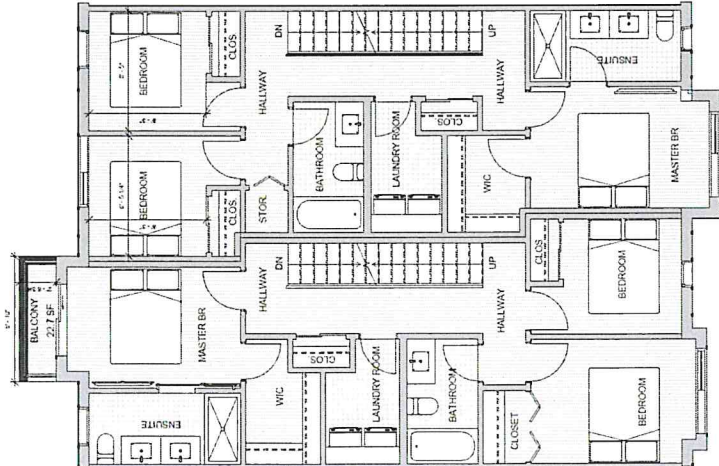
UNIT B1R



2. ROOFTOP DECK - UNIT B1R & B2R  
1/4" = 1'-0"

UNIT B2R

UNIT B1R



1. LEVEL 3 - UNIT B1R & B2R  
1/4" = 1'-0"

NOT FOR CONSTRUCTION



Impact all areas and is critical to the Archdiocese.



1

Revision	No	Date	Description
	1	18-08-23	ISSUED FOR DP
	2	18-11-29	RE-ISSUED FOR DP
	3	19-03-06	RE-ISSUED FOR DP

SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT

Project address	1975 Shannon lake road West Kelowna, BC	Project no.	4030
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Page 10 of 10

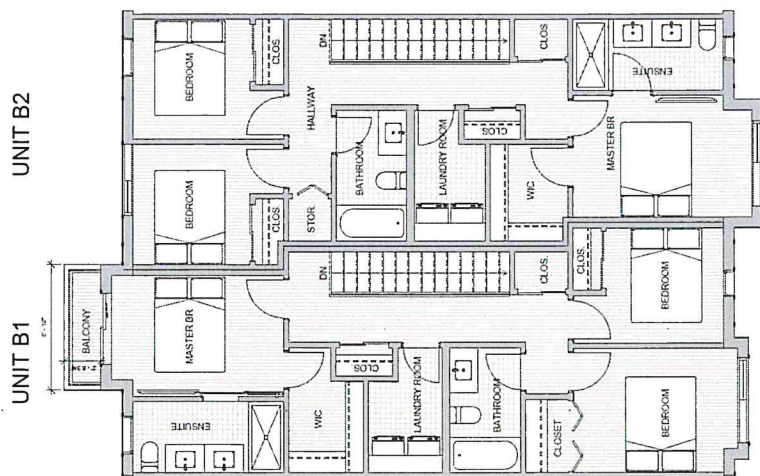
UNIT PLANS  
B1 & B2 (3BR)

length	L.A.	width	W.A. = 1.25
depth	L.A.	width	W.A.
area	A.A.		

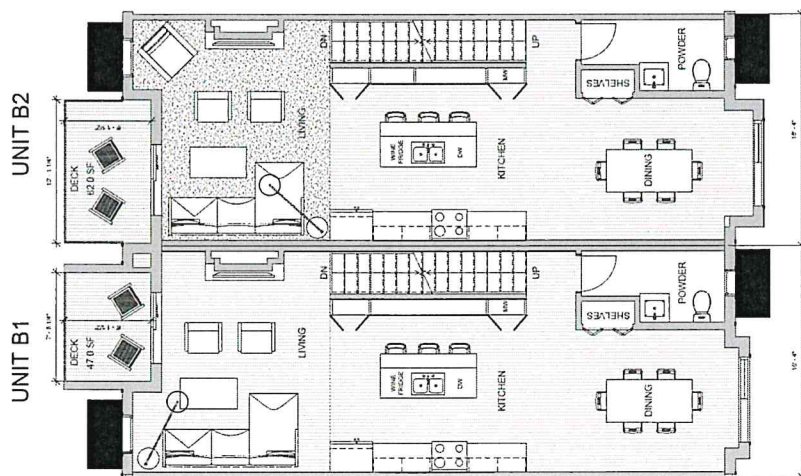
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27/05/2018 10:56:23 AM

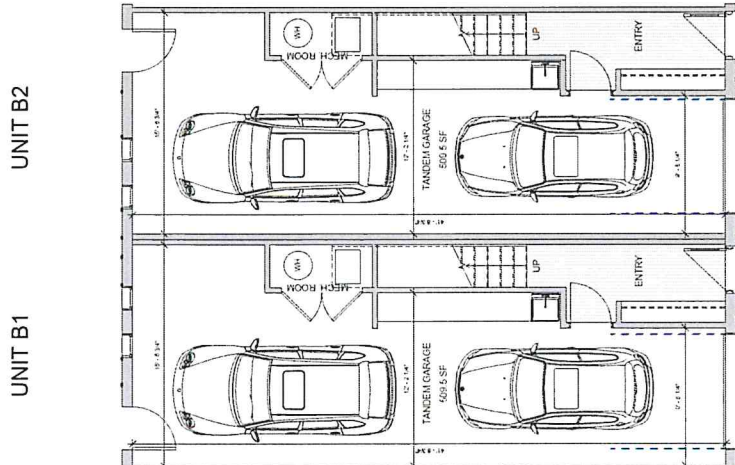
NOT FOR CONSTRUCTION



3 LEVEL 3 - UNIT B1 & B2  
AS 1A 1/4" = 1'-0"



2 LEVEL 2 - UNIT B1 & B2  
A5.1A 1M = 1.0"



LEVEL 1 - UNIT B1 & B2  
A2.1A 1/4" = 1'-0"

B1	GFA
1	152.8SF
2	695.4SF
3	728.9SF
	<b>1,577.1SF</b>
	<b>146.5M<sup>2</sup></b>

B2	GFA
1	152.8SF
2	703.3SF
3	723.9SF
	<b>1,579.4SF</b>
	<b>146.7M<sup>2</sup></b>



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2

Revision	No	Date	Description
	1	18-08-23	ISSUED FOR DP
	2	18-11-29	RE-ISSUED FOR DP
	3	19-04-06	RE-ISSUED FOR DP

SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT

1975 Shannon lake road  
West Kelowna, BC  
4030

UNIT PLANS

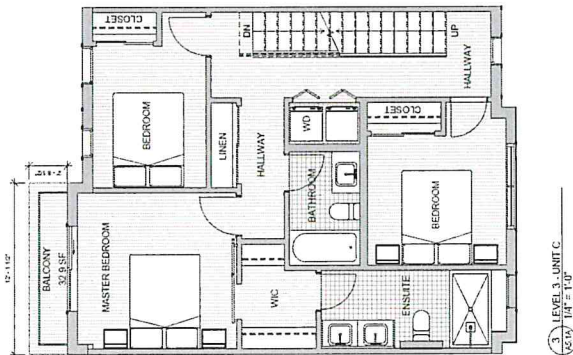
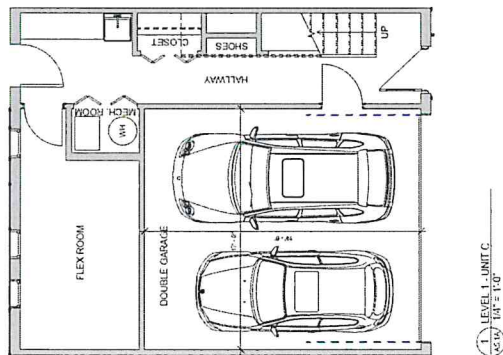
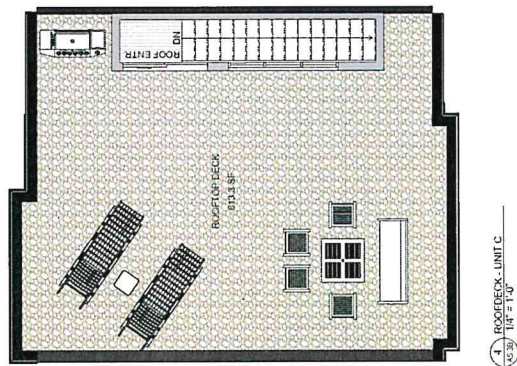
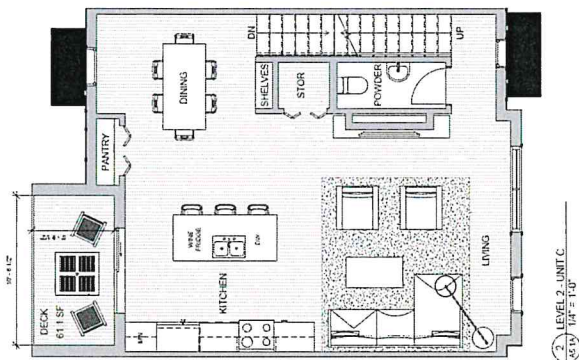
C (3BR-DECK)

Group	LA	AV
Group 1		
Group 2		

# A3.6C

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NOT FOR CONSTRUCTION



C	GFA
L1	369.2SF
L2	67.2M <sup>2</sup>
L3	722.9SF
	758.8SF
ROOF ACCESS	80.1SF
	7.4M <sup>2</sup>
	193.1SF
	179.4M <sup>2</sup>



ALL CONTRACTORS ARE REQUESTED TO VIEW THIS MATERIAL BOARD AND SELECT MATERIALS THAT COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. THE SELECTION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE SELECTION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE SELECTION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR.

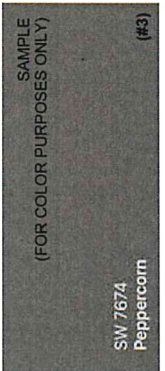
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Scale

Revision	No	Date	Description
1	18-09-20	ISSUED FOR CIP	
2	18-12-20	RE-ISSUED FOR CIP	
3	19-06-01	RE-ISSUED FOR CIP	

PROJECT: SHANNON LAKE TOWNHOUSE DEVELOPMENT  
PROJECT ADDRESS: 1975 Shannon Lake road West Kelowna, BC  
PROJECT NO: 4030  
DRAWN BY: [blank]  
CHECKED BY: [blank]  
DATE: [blank]  
SCALE: [blank]  
SHEET NO: [blank]  
**A4.0**  
DATE: AUG 12, 2019  
DRAWN BY: [blank]

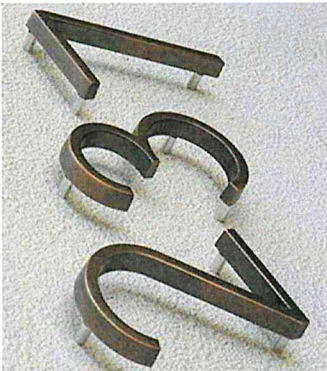
### HARDIE REVEAL PANEL ACCENT COLORS (#5)



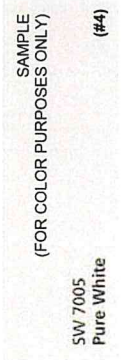
### DOUBLE GLAZED WINDOWS W/ BLACK FRAMES (#8)



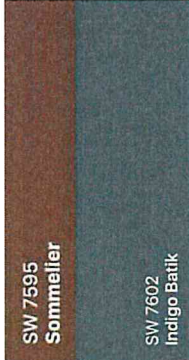
### UNIT NUMBERS DISTINCTIONS BY HILLMAN 5-INCH FLOATING MOUNT BRUSHED NICKEL (#12)



### HARDIE REVEAL PANEL (SMOOTH) W/ PAINTED EXP. FASTENERS & SATIN NICKEL ALUMINUM REVEAL (#14)



### MASONITE UTILITY STEEL DOOR FULL LITE W/ PEARL (LAM) GLASS 48" SQUARE DOOR HANDLE W/ WEISER SQUARE DEADBOLT w/ COLORS ALTERNATING FROM DOOR TO DOOR (#7)



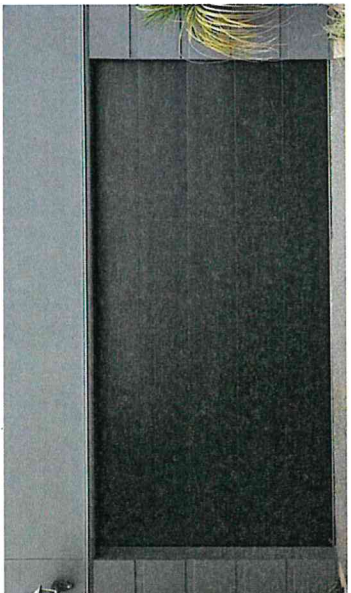
### DECKING MATERIAL APPLIED TO TORCH ON - QUARTZ EXPOSED AGGREGATE (#15)



### BLACK ALUMINUM RAILING W/ LAM GLASS (#10)



### GARAGE DOOR SMOOTH SLAB - PEPPERCORN SW7674 (#6)



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ALL CONSTRUCTIONS ARE REQUIRED TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE LATEST EDITIONS OF THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC). THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THE CNBC AND CNEC. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THE CNBC AND CNEC. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THE CNBC AND CNEC.



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5/24

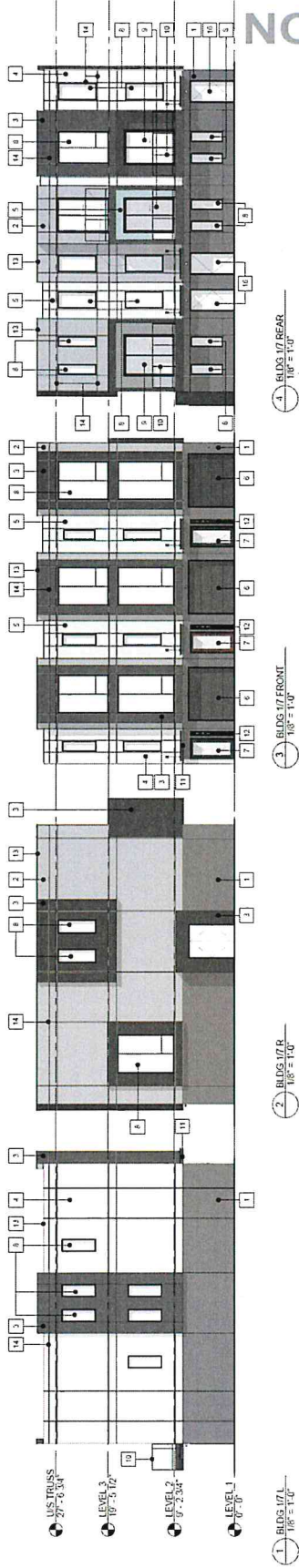
Sheet No.	Date	Description
1	18.09.23	ISSUED FOR PERMIT
2	18.11.20	RE ISSUED FOR PERMIT
3	19.06.20	RE ISSUED FOR PERMIT

PROJECT NO. SHANNON LAKE TOWNHOUSE DEVELOPMENT  
PROJECT ADDRESS 1975 Shannon Lake road West Kelowna, BC  
PROJECT NO. 4030  
DRAWING NO. ELEVATIONS  
BLDG 1,2,6,7&9  
DATE: AUG 23, 2023  
DESIGNER: A4.1

NOT FOR CONSTRUCTION

**MATERIAL KEYNOTE LEGEND**

- HASIDIE PANEL (PEPPER CORN LAST SW727)
- HASIDIE PANEL (ON THE ROCKS SW721)
- HASIDIE PANEL (PEPPER CORN SW724)
- HASIDIE PANEL (PINE WHITE SW700)
- HASIDIE PANEL (ACQUANT COLOR - SEE ELEVATIONS FOR DETAILS SW720) (MOUNTAIN SW715)
- ENTRY DOOR - (PEPPER CORN SW724)
- ENTRY DOOR - (INDIGO BATH SW722) (ALTERNATING) - (SUMMER BATH SW726)
- WINDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE
- SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
- CONCRETE W/ILLUMINATED GLASS - BLACK
- ENTRY CANOPY - (PEPPER CORN SW724)
- UNIT NUMBER - 5' (FLAT MOUNT BRUSHED NICKEL BY HILLMAN)
- FLASHING - BLACK
- HASIDIE PANEL REVEAL - SATIN NICKEL ALUMINUM
- DECKING MATERIAL - QUARTZ EXPOSED AGGREGATE (TURCH ON)
- BLACK PAVED DOOR
- ROOSTER TECH PRIVACY SCREEN

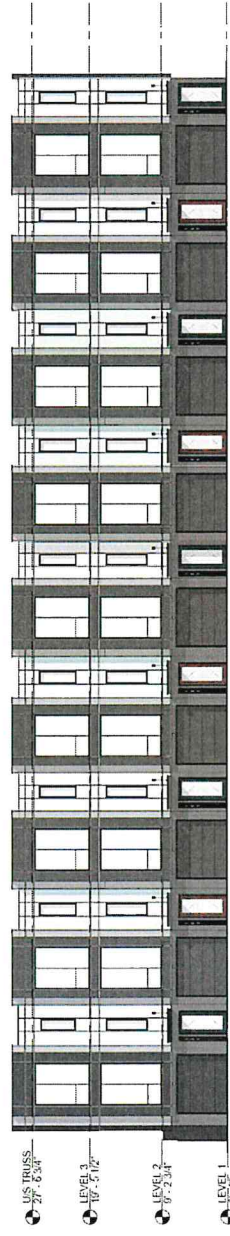


1 BLDG 171 1/8" = 1'-0"

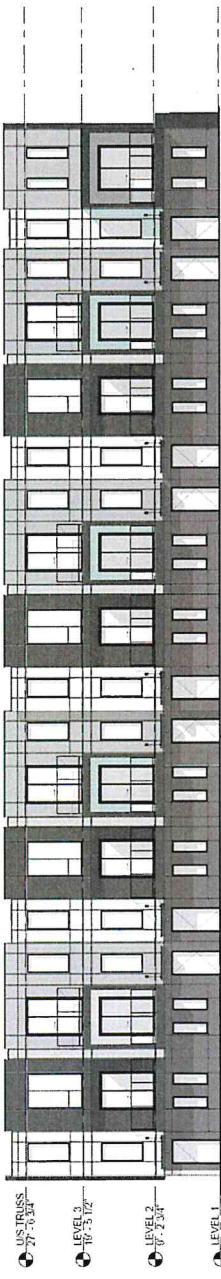
2 BLDG 172 1/8" = 1'-0"

3 BLDG 173 1/8" = 1'-0"

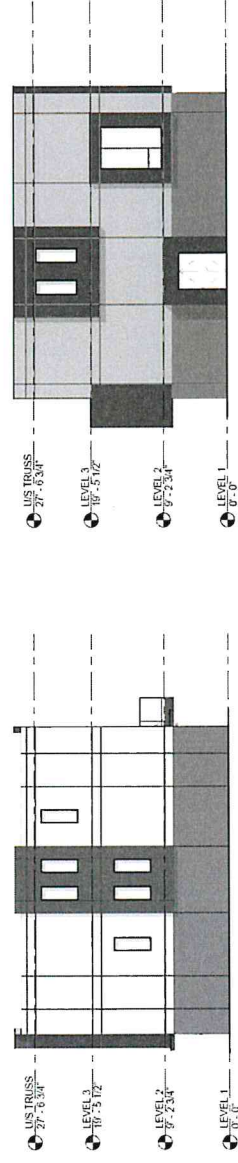
4 BLDG 174 1/8" = 1'-0"



5 BLDG 250 FRONT 1/8" = 1'-0"



6 BLDG 250 REAR 1/8" = 1'-0"



7 BLDG 200L 1/8" = 1'-0"

8 BLDG 200R 1/8" = 1'-0"



ALL CONSTRUCTION AND MATERIALS TO BE USED IN THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL PLUMBING CODE (CNPC). THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.



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5/24

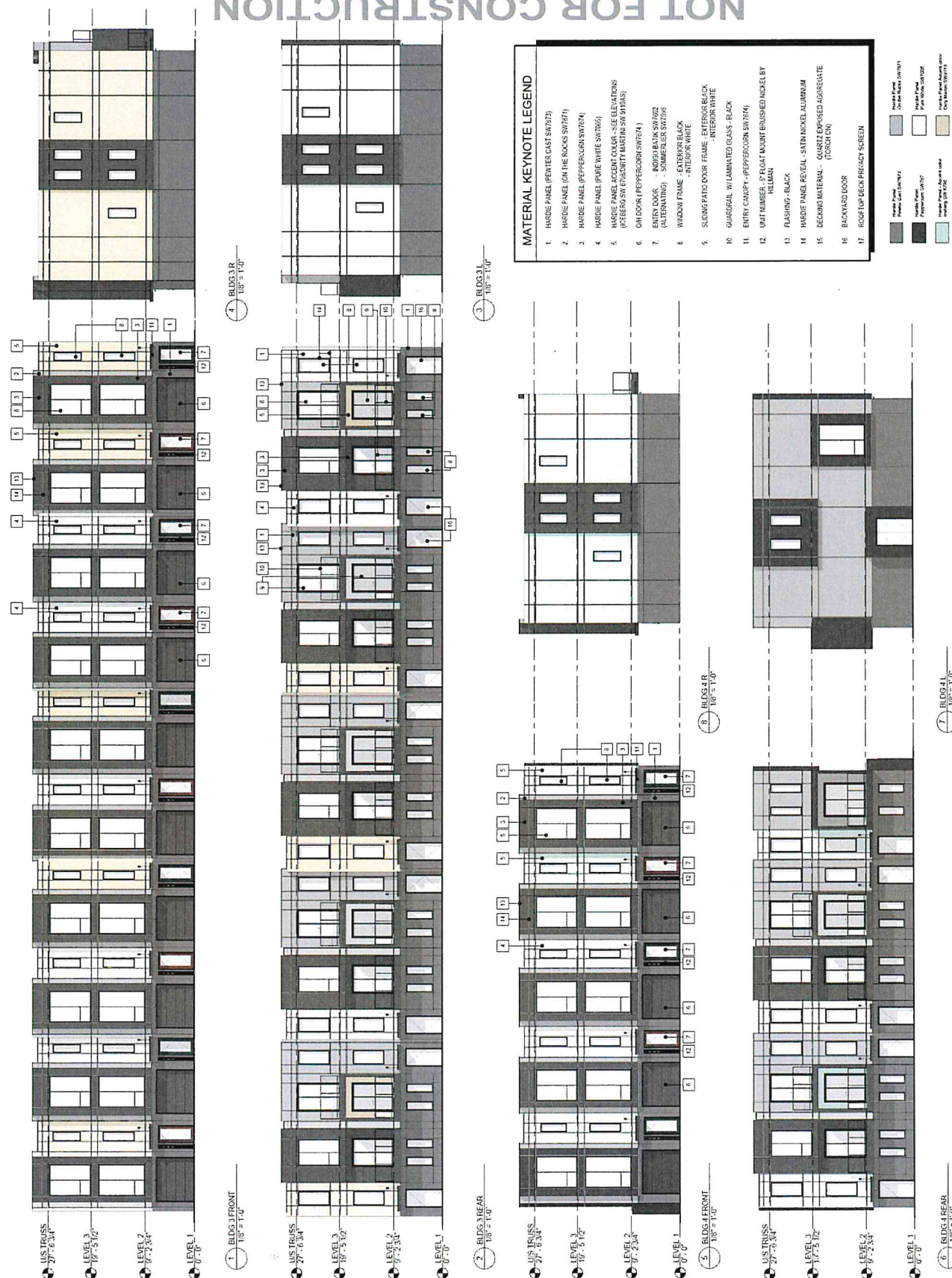
Revisions	No.	Date	Description
	1.	10.05.2018	ISSUED FOR CP
	2.	10.11.2018	RE-ISSUED FOR CP
	3.	15.03.2019	RE-ISSUED FOR CP

PROJECT: 1075 SHEPPARD AVE. E. UNIT 107  
DEVELOPER: 1075 SHEPPARD AVE. E. UNIT 107  
PROJECT NO.: 4030  
DRAWING NO.: ELEVATIONS BLDG 3&4  
DATE: 05/22/2019

Project	Sheet	Scale	Author	Checker	Date
1075 SHEPPARD AVE. E. UNIT 107	ELEVATIONS BLDG 3&4	1/8" = 1'-0"	A.A.	E.T.	05/22/2019

**A4.2**

NOT FOR CONSTRUCTION



**MATERIAL KEYNOTE LEGEND**

- HARDIE PANEL (PETER CAST S7072)
- HARDIE PANEL (ON THE ROCKS S7071)
- HARDIE PANEL (PEPPERCON S7070)
- HARDIE PANEL (PURE WHITE S7069)
- HARDIE PANEL (ACCENT COLOR - SEE ELEVATIONS) (PEPPERCON S7070) (ALTERNATING) - SUMMER S7070
- ON DOOR (PEPPERCON S7071)
- ENTRY CASE - (PEPPERCON S7070) (ALTERNATING) - SUMMER S7070
- WINDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE
- SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
- GUARDRAIL W/ LAMINATED GLASS - BLACK
- ENTRY CANOPY - (PEPPERCON S7070)
- UNIT NUMBER - (PEPPERCON S7070) (ALTERNATING) - SUMMER S7070
- FLASHING - BLACK
- HARDIE PANEL REVEAL - SATIN NICKEL ALUMINUM
- DECKING MATERIAL - QUARTZ EXPOSED AGGREGATE (TORTUOUS)
- BACKYARD DOOR
- ROOF TOP DECK PRIVACY SCREEN

Material	Color	Material	Color
Hardie Panel (Peter Cast S7072)	Light Grey	Hardie Panel (Pure White S7069)	White
Hardie Panel (On the Rocks S7071)	Dark Grey	Hardie Panel (Peppercon S7070)	Black
Hardie Panel (Accent Color - See Elevations) (Peppercon S7070) (Alternating) - Summer S7070	Light Grey	Hardie Panel (Peppercon S7071)	Black
Hardie Panel (Peppercon S7070)	Black	Hardie Panel (Peppercon S7071)	Black

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 ARCHITECTURE  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BC V6H 2G6  
 TEL: 604.681.1111  
 WWW.NEWTOWNARCHITECTURE.COM

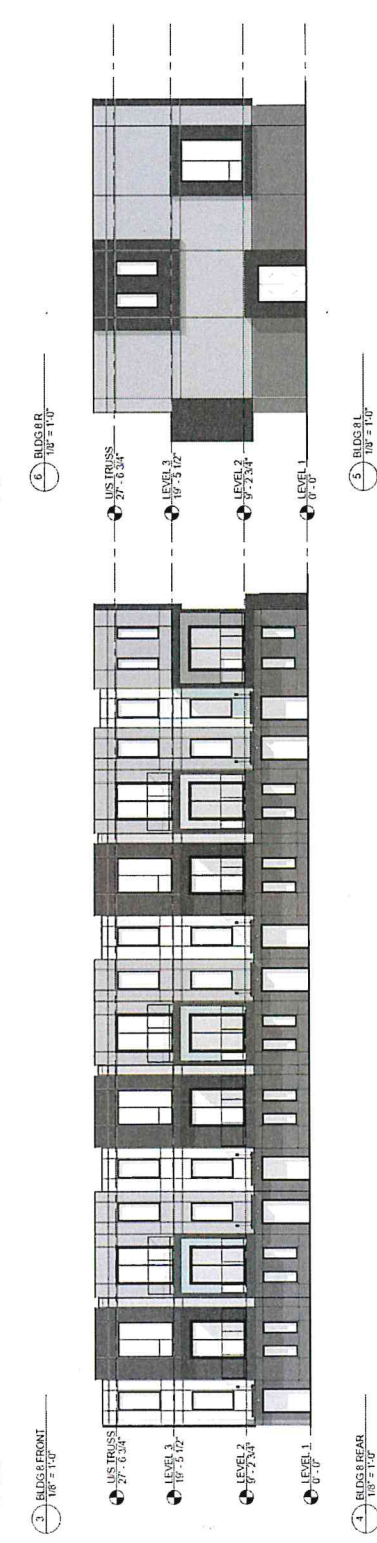
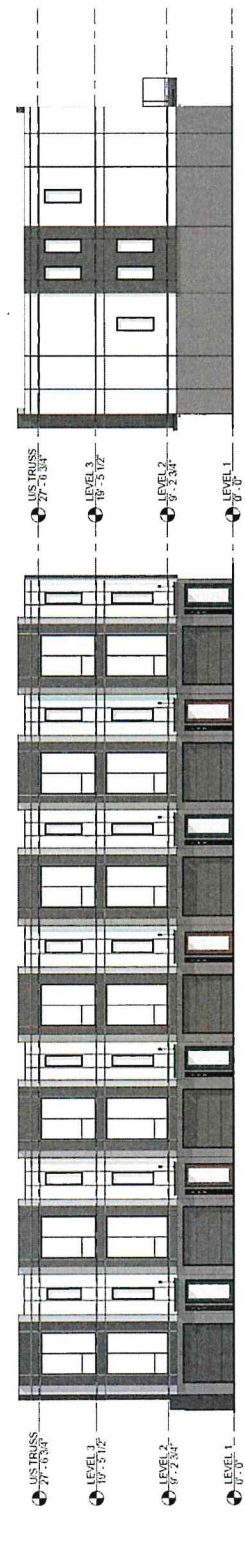
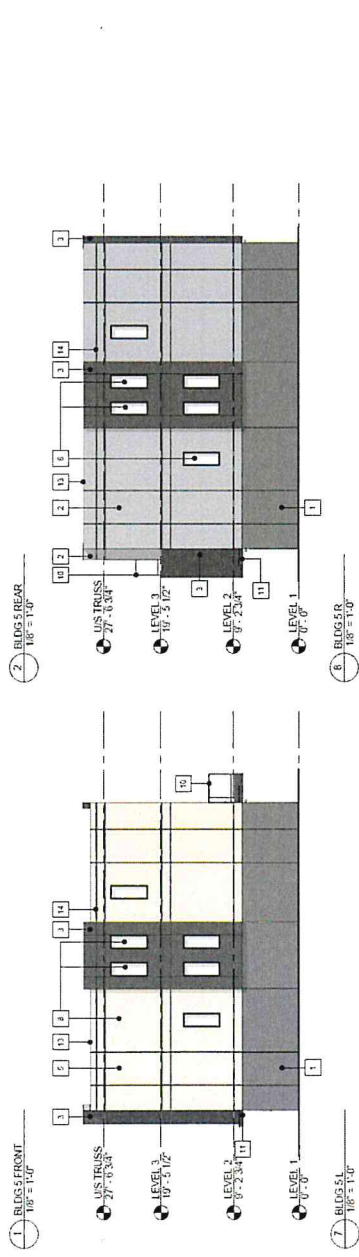
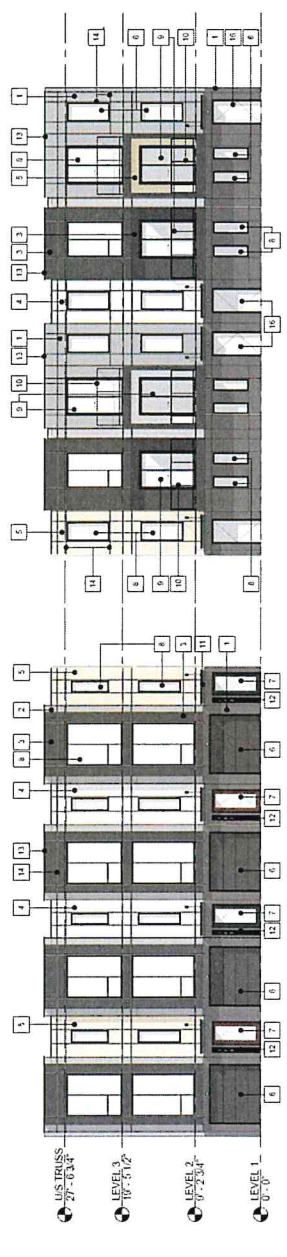
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Rev.	Date	Description
1	10.08.20	ISSUED FOR DP
2	10.11.20	REISSUED FOR DP
3	19.05.06	REISSUED FOR DP

**MATERIAL KEYNOTE LEGEND**

- HARDIE PANEL (FEWTER CAST SW703)
- HARDIE PANEL (ON THE ROCKS SW701)
- HARDIE PANEL (PEPPER CORN SW704)
- HARDIE PANEL (PURE WHITE SW705)
- HARDIE PANEL (ACCENT COLOR - SEE ELEVATIONS) (CERBERUS SW700/200/400/600/800/1000)
- ON DOOR (PEPPER CORN SW704)
- ENTRY DOOR - (BIBBO GATE SW702) (ALTERNATING) - SUMMER SW705
- WINDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE
- SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
- QUADRANT W/ ILLUMINATED GLASS - BLACK
- ENTRY CANOPY - (PEPPER CORN SW704) HILLMAN
- FLASHING - BLACK
- HARDIE PANEL (REVEAL - SATIN NICKEL ALUMINUM) (CONCRETE)
- DECKING MATERIAL - QUARTZ DIPSSED AGGREGATE
- BACKYARD DOOR
- ROOFTOP DECK PRIVACY SCREEN

- Hardie Panel - Fewter Cast SW703
- Hardie Panel - On the Rocks SW701
- Hardie Panel - Pepper Corn SW704
- Hardie Panel - Pure White SW705
- Hardie Panel - Accent Color - See Elevations
- On Door - Pepper Corn SW704
- Entry Door - Bibbo Gate SW702
- Window Frame - Exterior Black
- Sliding Patio Door Frame - Exterior Black
- Quadrant w/ Illuminated Glass - Black
- Entry Canopy - Pepper Corn SW704
- Flashing - Black
- Hardie Panel - Reveal - Satin Nickel Aluminum
- Decking Material - Quartz Dipsed Aggregate
- Backyard Door
- Rooftop Deck Privacy Screen



NOT FOR CONSTRUCTION

PROJECT: 1000 WEST 10TH AVENUE  
 TOWNHOUSE DEVELOPMENT  
 1000 WEST 10TH AVENUE  
 WEST VANCOUVER, BC  
 PROJECT NO: 4030  
 DRAWING NO: 4030  
**ELEVATIONS**  
**BLDG 5&8**  
 SCALE: 1/8" = 1'-0"  
 DATE: 10.11.20  
 A4.3



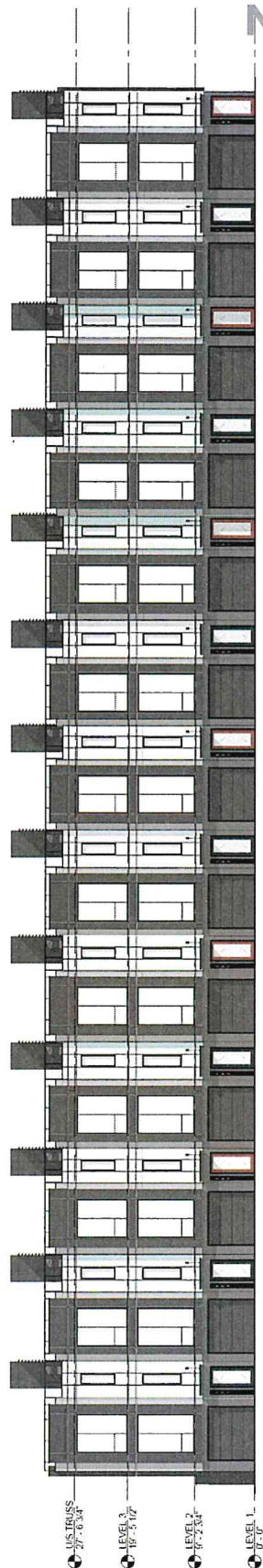
ALL CONSTRUCTIONS ARE SUBJECT TO THE CANADIAN NATIONAL BUILDING CODE AND THE BRITISH COLUMBIA BUILDING CODE. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE BUILDING CODE SINCE THE DATE OF THE ISSUANCE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING THE LATEST VERSION OF THE BUILDING CODE AND FOR OBTAINING ANY NECESSARY PERMITS. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE BUILDING CODE SINCE THE DATE OF THE ISSUANCE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING THE LATEST VERSION OF THE BUILDING CODE AND FOR OBTAINING ANY NECESSARY PERMITS.



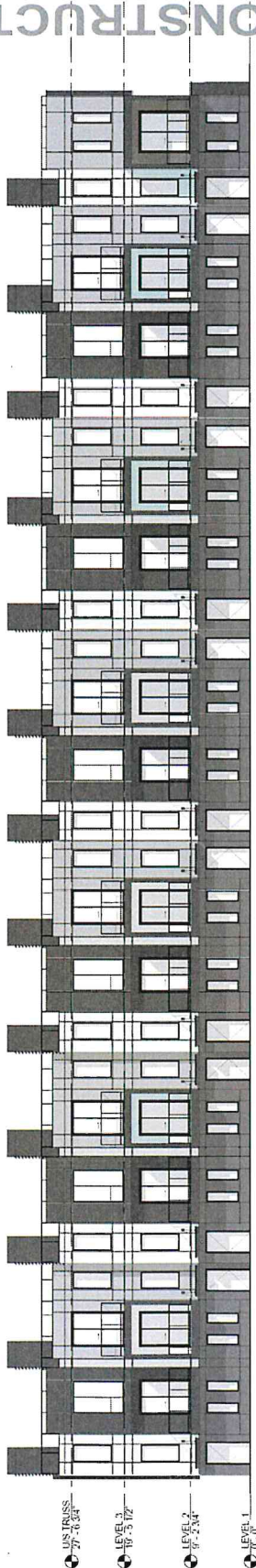
**NEW TOWN**  
ARCHITECTURE  
ARCHITECTS  
CIVIL ENGINEERING  
www.newtownarchitecture.ca

Scale

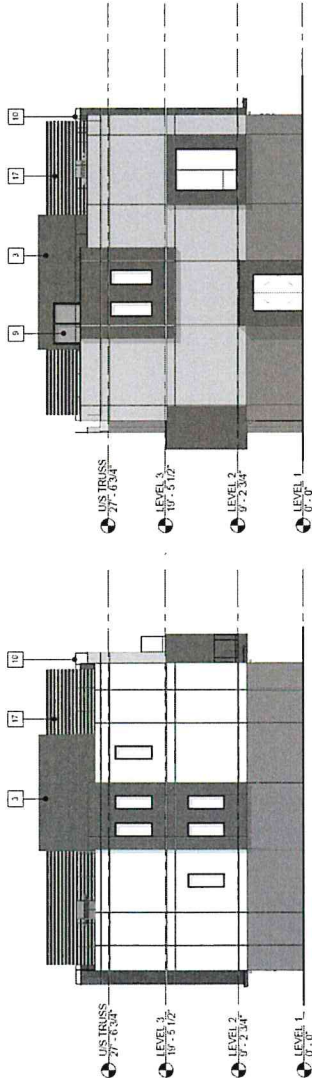
Revision	No.	Date	Description
1.	18.08.23	ISSUED FOR CP	
2.	18.12.23	REISSUED FOR CP	
3.	19.06.24	REISSUED FOR CP	



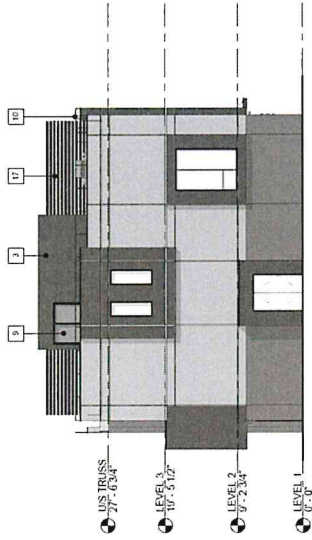
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1/8" = 1'-0"



3. BLDG 10 REAR  
1/8" = 1'-0"



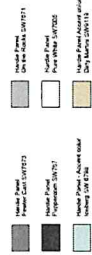
4. BLDG 10 R  
1/8" = 1'-0"



2. BLDG 10 L  
1/8" = 1'-0"

**MATERIAL KEYNOTE LEGEND**

- HARDIE PANEL (PETER CAST SW707)
- HARDIE PANEL (ON THE ROCKS SW707)
- HARDIE PANEL (PEPPERCORN SW707)
- HARDIE PANEL (PURE WHITE SW705)
- HARDIE PANEL (ACCENT COLOR - SEE ELEVATIONS (ACCENT SW707) MARTIN SW705)
- ON COLOR (PEPPERCORN SW707)
- ENTRY DOOR - BRIDG BATH SW702 (ALTERNATE) - SOMERSET SW705
- WOODEN FRAME - EXTERIOR BLACK - INTERIOR WHITE
- SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
- GUARDRAIL - LAMINATED GLASS - BLACK
- ENTRY CANOPY - (PEPPERCORN SW707)
- UNIT NUMBER - FLOAT MOUNT BRUSHED NICKEL BY TUBALIN
- FLASHING - BLACK
- HARDIE PANEL REVEAL - SATIN NICKEL ALUMINUM
- DECKING MATERIAL - QUARTZ EXPOSED AGGREGATE (TOSCA ON)
- BACKYARD DOOR
- ROOFTOP DECK PRIVACY SCREEN



NOT FOR CONSTRUCTION

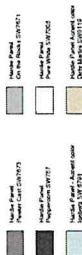
**PROJECT INFO**  
SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT  
Project Address:  
1975 Shannon Lake Road  
West Kelowna, BC  
V4X 1A4  
Project No.: 4030

**ELEVATIONS**  
BLDG 10

Sheet	1 of 1	Rev	As Issued
Author	1 of 1	Rev	As Issued
Checker	1 of 1	Rev	As Issued
Drawn	1 of 1	Rev	As Issued

**A4.4**

DATE: 18.08.23





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Scale

Revision	No	Date	Description
1	18-05-20	ISSUED FOR PERMIT	
2	18-05-20	PERMIT REVISIONS	
3	18-05-20	REVISIONS FOR PERMIT	

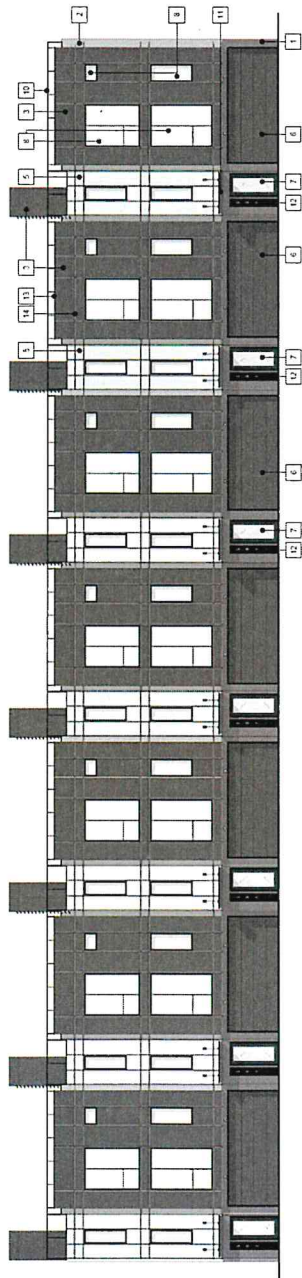
Project Name  
**SHANNON LAKE TOWNHOUSE DEVELOPMENT**  
Project Address  
1975 Shannon Lake Road  
West Kelowna, BC  
Project No.  
4030

## ELEVATIONS BLDG 12

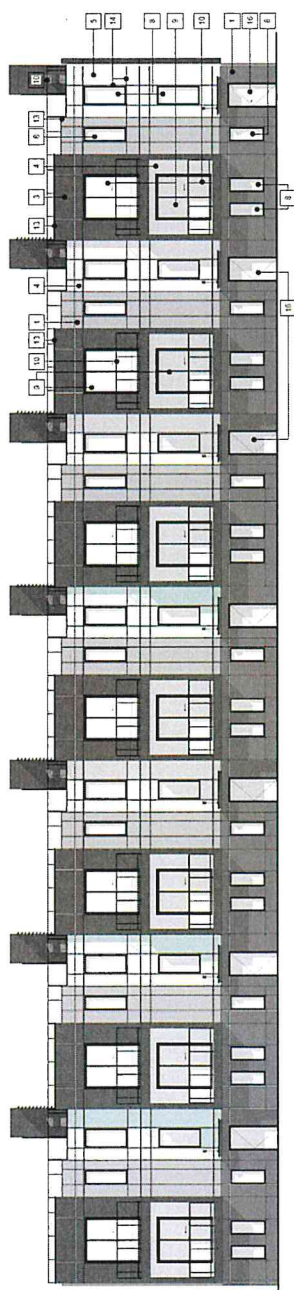
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**A4.6**

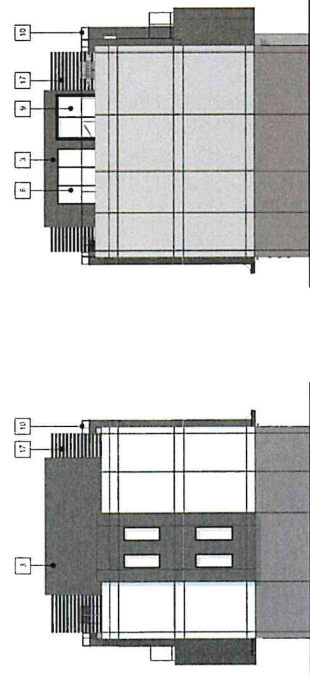
NOT FOR CONSTRUCTION



1. BLDG 12 FRONT  
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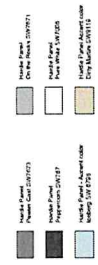
2. BLDG 12 REAR  
1/8" = 1'-0"



3. BLDG 12 SIDE  
1/8" = 1'-0"

### MATERIAL KEYNOTE LEGEND

- HARDIE PANEL (PEWTER CAST SW1747)
- HARDIE PANEL (ON THE ROCKS SW1747)
- HARDIE PANEL (PEPPER CORN SW1744)
- HARDIE PANEL (PURE WHITE SW1000)
- HARDIE PANEL ADJACENT COLOR - SEE ELEVATIONS (PEPPER CORN SW1744)
- ON DOOR (PEPPER CORN SW1744)
- ENTRY DOOR - INDOOR BLK SW1002 (PEPPER CORN)
- WINDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE
- SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
- GLASS PANEL - W/ LAMINATED GLASS - BLACK
- ENTRY CANOPY - (PEPPER CORN SW1744)
- UNIT NUMBER - STYLIZED MOUNT BRUSHED NICKEL BY HILTI
- FLASHING - BLACK
- HARDIE PANEL REVEAL - SATIN NICKEL ALUMINUM
- DECKING MATERIAL - QUARTZ EXPOSED AGGREGATE (FORCH ON)
- BACKYARD DOOR
- ROOFTOP DECK PRIVACY SCREEN



ALL DIMENSIONS ARE INDICATED TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE DRAWING IS TO BE USED FOR INFORMATION ONLY. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.



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CIVIL ENGINEERING

Scale

Revision	No	Date	Description
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2	18.08.20	REVISIONS FOR RFP	
3	18.08.20	REVISIONS FOR RFP	

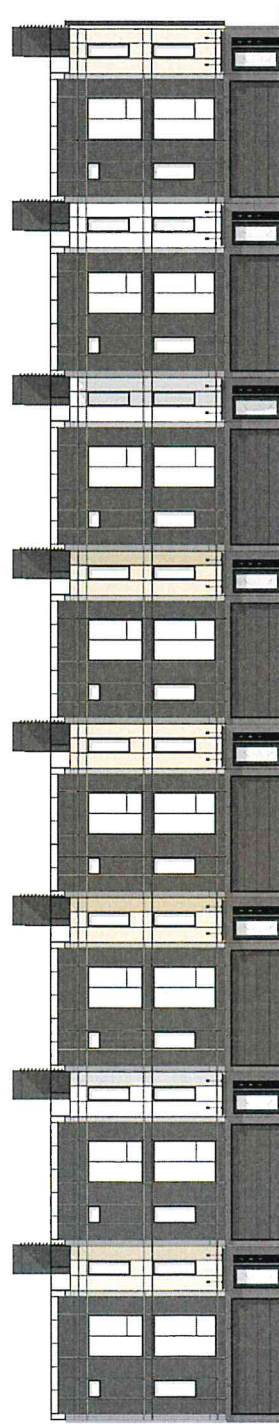
PROJECT LOCATION  
SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT  
1975 Shannon Lake road  
West Kelowna, BC  
V4X 1C6  
4030

**ELEVATIONS**  
**BLDG 13**

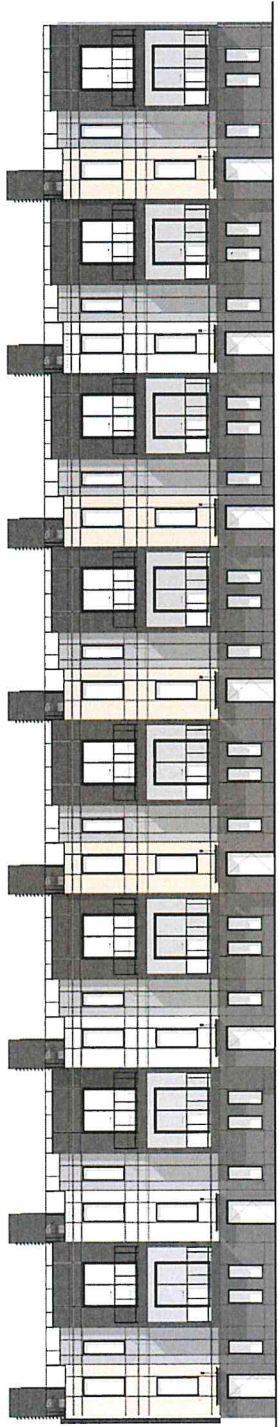
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2	LA	1/8" = 1'-0"	
3	LA	1/8" = 1'-0"	
4	LA	1/8" = 1'-0"	

**A4.7**

NOT FOR CONSTRUCTION

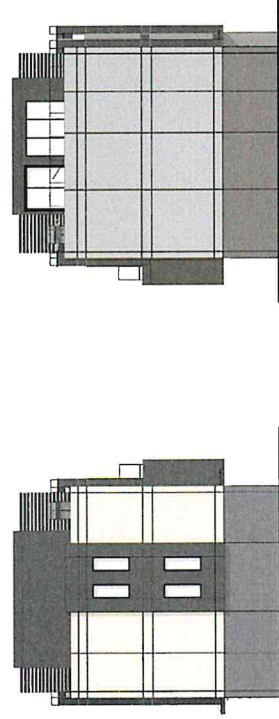


1 BLDG 13 FRONT  
1/8" = 1'-0"



2 BLDG 13 REAR  
1/8" = 1'-0"

MATERIAL KEYNOTE LEGEND	
1.	HARDIE PANEL (FEMTE CAST SW727)
2.	HARDIE PANEL (ON THE ROCKS SW737)
3.	HARDIE PANEL (PEPPER CORN SW734)
4.	HARDIE PANEL (PURE WHITE SW708)
5.	HARDIE PANEL (ACCENT COLOR - SEE ELEVATIONS FOR COLOR SW708)
6.	ON DOOR (PEPPER CORN SW734)
7.	ENTRY DOOR - RING DOOR SW702 (ALTERNATIVE) - SOMMERFELD SW726
8.	WINDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE
9.	SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
10.	GUARDRAIL - WILLOW WHITE GLASS - BLACK
11.	ENTRY CANOPY - (PEPPER CORN SW734) HELMAN
12.	UNIT NUMBER - 5' TALL MOUNT BRUSHED NICKEL BY HELMAN
13.	FLASHING - BLACK
14.	HARDIE PANEL REVEAL - SATIN NICKEL ALUMINUM
15.	DECKING MATERIAL - QUARTZ EXPOSED AGGREGATE (TUSCAN GRAY)
16.	BACKYARD DOOR
17.	ROOFTOP DECK PRIVACY SCREEN



3 BLDG 13 LEFT  
1/8" = 1'-0"

4 BLDG 13 RIGHT  
1/8" = 1'-0"



ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODES OF THE PROVINCE OF BRITISH COLUMBIA. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF THE CONSTRUCTION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF THE CONSTRUCTION.



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Scale

Revisions	No	Date	Description
1	15-08-20	ISSUED FOR DP	
2	15-11-20	REISSUED FOR EP	
3	15-08-20	REISSUED FOR DP	

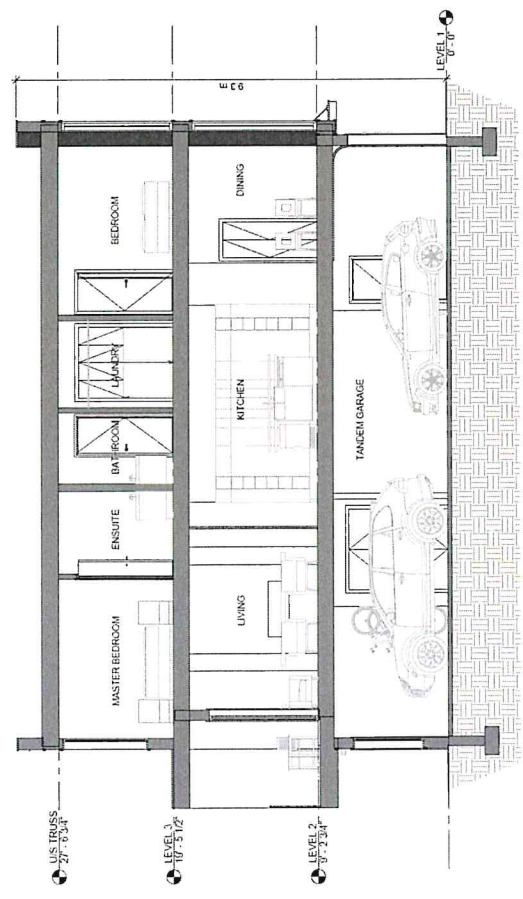
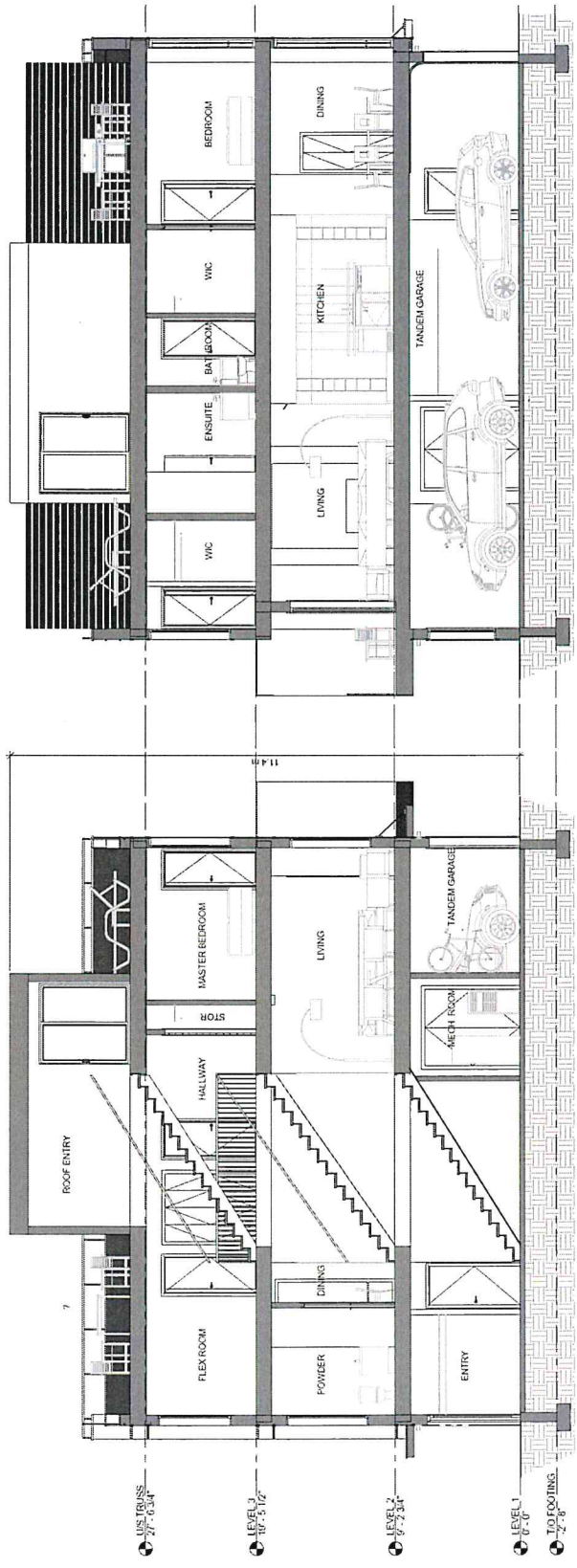
Project Title  
**SHANNON LAKE TOWNHOUSE DEVELOPMENT**  
Project Address  
1975 Shannon Lake Road  
West Kelowna, BC  
Project No  
4030

Drawn By  
**SECTIONS**  
**UNITS TYPE A**

Sheet	Unit	Scale	Unit
		1/4" = 1'-0"	
		1/4" = 1'-0"	
		1/4" = 1'-0"	

**A5.1A**  
Sheet No  
Date  
15-08-20

NOT FOR CONSTRUCTION





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3

Revision	Date	Description
1	18-09-23	ISSUED FOR DP
2	18-11-20	RE-ISSUED FOR DP
3	19-03-06	RE-ISSUED FOR DP

Project Title  
SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT

Project address  
975 Shannon lake road  
West Kelowna BC

[illegible]

40

1

403 Oliver

## SECTIONS

## CONCLUSIONS

INITIAL TYPE

# CLINIC

\_\_\_\_\_

5

1

100

100

1000

1

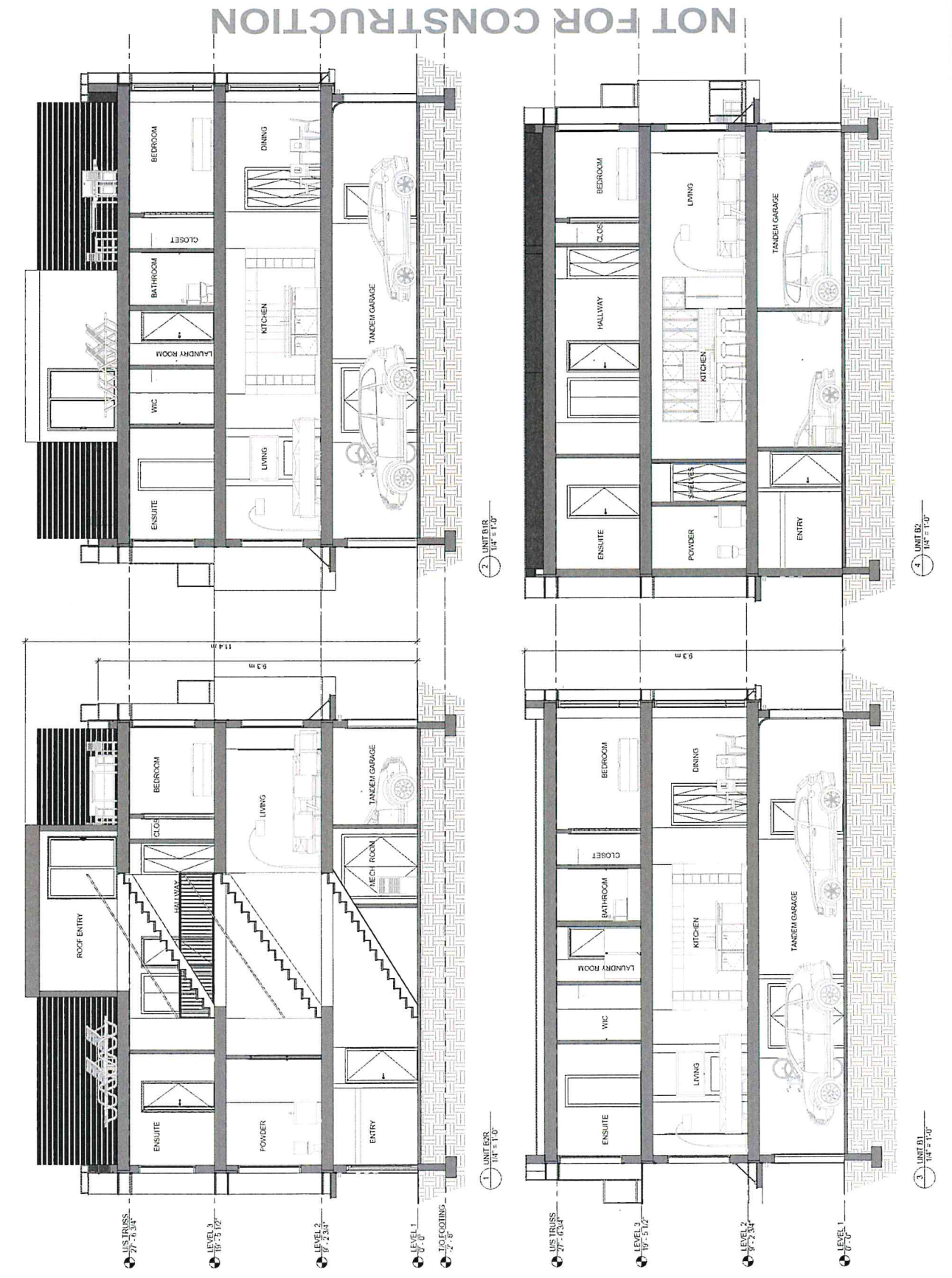
Δ

2.

100-4 AUG 23 1978

There are no significant differences between the two groups in terms of the number of visits to the GP or the number of visits to the GP that resulted in a diagnosis of depression.

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10

Revision	Date	Description
	18-09-23	ISSUED FOR DP
	18-11-29	RE-ISSUED FOR DP
	19-04-06	RE-ISSUED FOR DP

## Project Title

Project address  
1975 Shannon lake road  
West Kelowna, BC

revised no. 4030

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# 2010 FOLD

## SECTIONS

INFO FAX

# UNIVERSITY OF

<i>unifed</i>	L.A.	1.80 = 9.7%
<i>unifed</i>		

100

1A

Panel	$\Delta y$
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Panel B	0.00
Panel C	0.00
Panel D	0.00
Panel E	0.00
Panel F	0.00
Panel G	0.00
Panel H	0.00
Panel I	0.00
Panel J	0.00
Panel K	0.00
Panel L	0.00
Panel M	0.00
Panel N	0.00
Panel O	0.00
Panel P	0.00
Panel Q	0.00
Panel R	0.00
Panel S	0.00
Panel T	0.00
Panel U	0.00
Panel V	0.00
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Panel Z	0.00

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# COLA

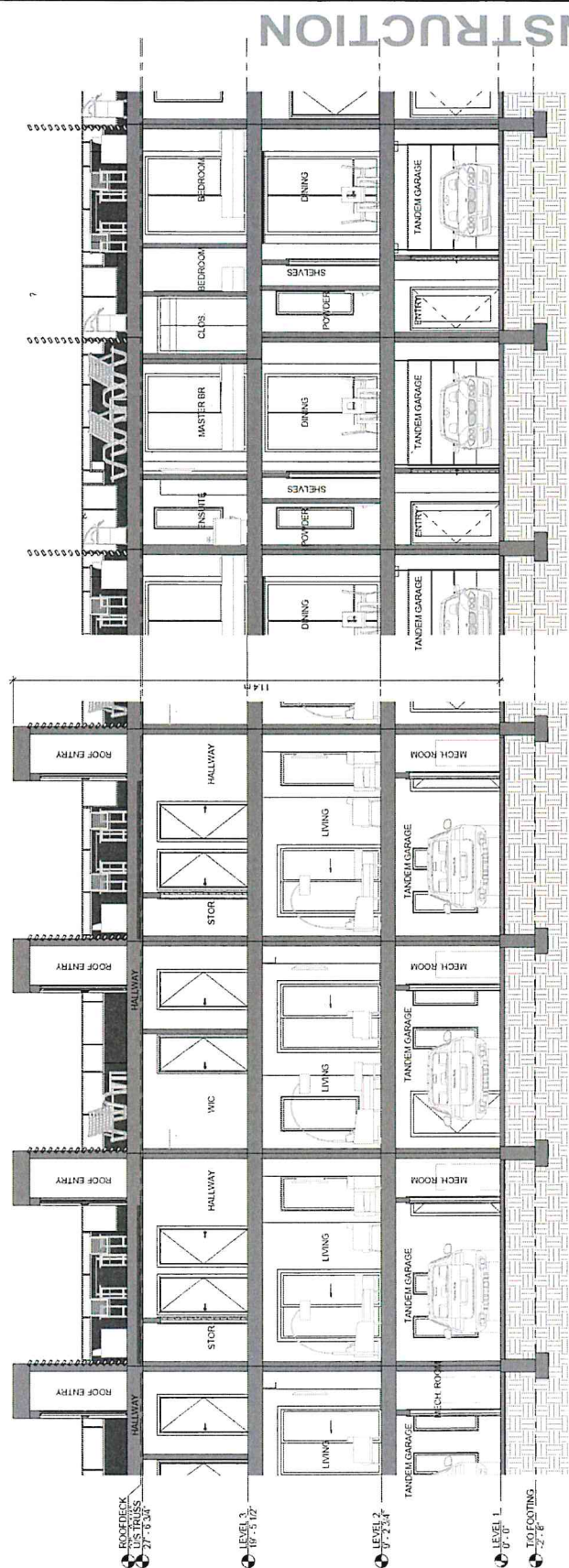
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**100%**

**DATE RECEIVED**      **FISCAL YEAR**      **PAGE**

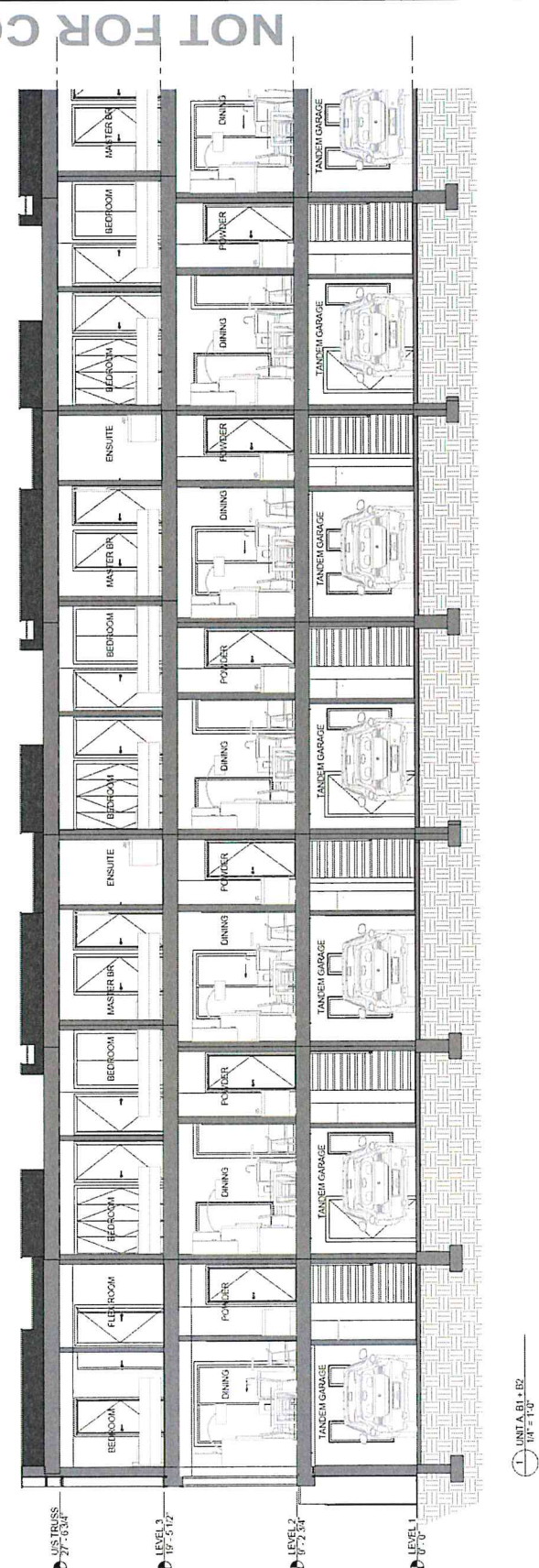
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4 Section 4  
1/4" = 1'.0"

3 Section 3  
1/4" = 1'-0"

NOT FOR CONSTRUCTION



1 UNIT A.81 + B2  
1/4" = 1'-0"



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Scale

Revision	No.	Date	Description
1	16-05-23		ISSUED FOR DP
2	16-11-29		REISSUED FOR DP
3	16-04-05		REISSUED FOR DP

PROJECT  
1755 SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT  
1755 Shannon Lake Road  
West Kelowna, BC  
Project No. 4030

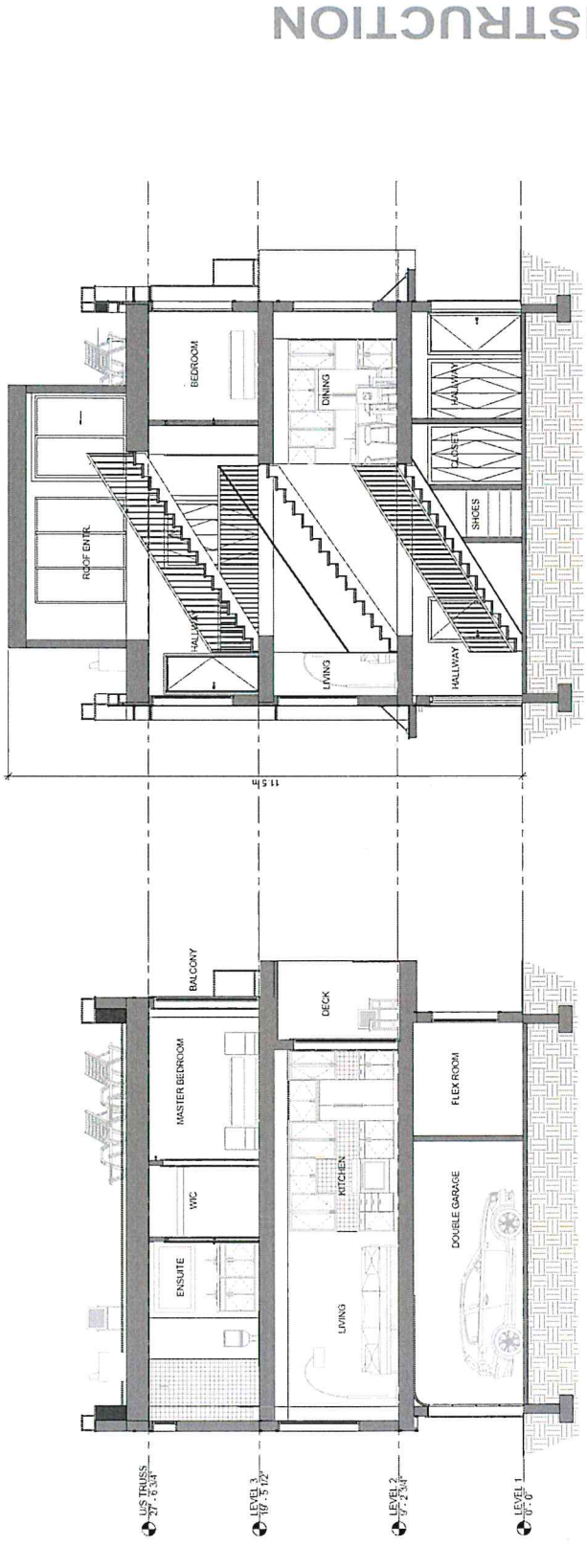
SECTIONS UNIT  
TYPE C

Author	J.A.	Scale	1/4" = 1'-0"
Checker	J.A.		
Engineer	J.A.		

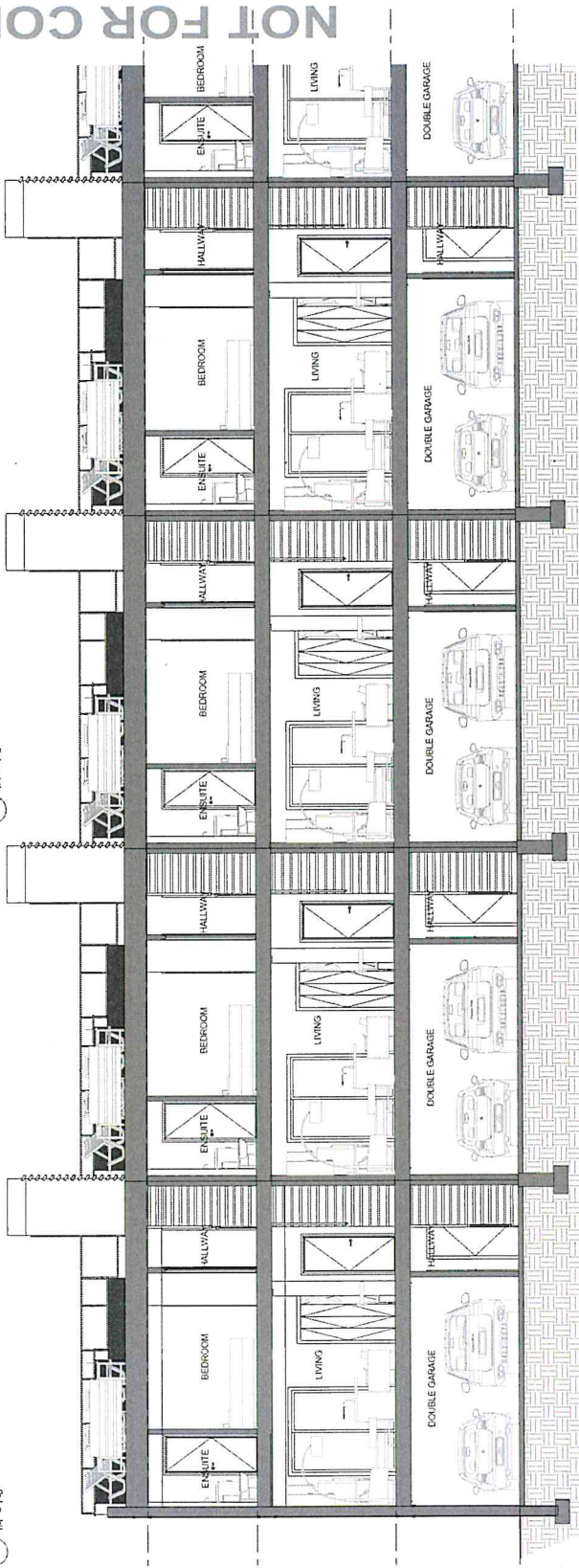
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Sheet A5.4C.03 2/20/2016 10:14 AM

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2 SECTION 2 UNIT C  
1/4" = 1'-0"



3 SECTION 3 UNIT C  
1/4" = 1'-0"





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10

Revision		No	Date	Description
	1	16-11-29	RE-ISSUED FOR OP	
	2	19-03-06	RE-ISSUED FOR OP	

Project title  
SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT  
Project address  
1975 Shannon lake road  
West Kelowna, BC  
Project no.  
4030

DEVELOPMENT  
VIEW 1

Signature	L.A.	Date
Print		
Special		L.A.
		R.V.

## A9.1

DATE 01/05/06 07:00 PM



KEYPLAN - VIEW LOCATION

NOT FOR CONSTRUCTION



This drawing must not be scaled.  
Verify all dimensions and details prior to construction of work.  
Impact all areas and conditions to the Architect.



1

Revision		No	Date	Description
		1	16-11-29	RE-ISSUED FOR D2
		2	19-03-05	RE-ISSUED FOR D2

project no.	SHANNON LAKE TOWNHOUSE DEVELOPMENT	project address	1975 Shannon lake road West Kelowna, BC	project no.	4030
-------------	--	-----------------	--	-------------	------

DEVELOPMENT  
VIEW 2

Signature	L.A.	11/20/09
Print		
Printed		L.A.
		R.T.

## A9.2

NEW COLUMBIA UNIVERSITY LIBRARY



KEYPLAN - VIEW LOCATION





NOT FOR CONSTRUCTION



Revision		No	Date	Description
	1	12-03-06	RE-ISSUED FOR D	







1975 SHANNON LAKE ROAD TOWNHOUSES  
LANDSCAPE DEVELOPMENT PERMIT



2018.11.20

INDEX OF DRAWING SHEETS

DRAWINGS SHEET TITLE	DRAWING SHEET NO.
COVER SHEET	L00
SITE PLAN	L01
SITE PLAN	L02
SITE PLAN	L03
LANDSCAPE DETAILS	L04

# LEGEND:

- DECIDUOUS TREES
- PROPERTY LINE
- GRAVEL PATH
- SOD
- SHRUBS / GRASSES / PERENNIALS w/ GRAVEL MULCH
- COMMUNITY GARDEN
- EXISTING NATIVE HILLSIDE
- CONCRETE PAVING
- SAFETY SURFACE w/ PLAY EQUIPMENT
- BENCH (6)

## GENERAL NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THIS DRAWING IS A CONCEPTUAL DESIGN AND DOES NOT REFLECT THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL LANDSCAPE AREAS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

## PLANT LEGEND

PLANT LEGEND	PLANT LEGEND
1. Deciduous Tree	2. Shrub
3. Grass	4. Perennial
5. Native Hillside	6. Concrete Paving
7. Safety Surface w/ Play Equipment	8. Bench

## REPRESENTATIVE PLANT LIST

PLANT LEGEND	PLANT LEGEND
1. Deciduous Tree	2. Shrub
3. Grass	4. Perennial
5. Native Hillside	6. Concrete Paving
7. Safety Surface w/ Play Equipment	8. Bench

## REPRESENTATIVE IMAGES:



ecora

575 LAWRENCE AVE. KELOWNA, B.C. V1Y 6L8  
PHONE: 250-869-9121 WWW.ECORACALC

PROJECT: SHANNON LAKE TOWNHOMES, KELOWNA, B.C.

CLIENT: NEW TOWNSERVICES

DATE: 03/20/18

SCALE: 1:500

DESIGN ID: LDP-01

DATE: 03/20/18

SCALE: 1:500

NO. [DATE: 03/20/18]

REVISION





# LEGEND:

- DECIDUOUS TREES
- PROPERTY LINE
- GRAVEL PATH
- SOD
- SHRUBS / GRASSES / PERENNIALS w/ GRAVEL MULCH
- COMMUNITY GARDEN
- EXISTING NATIVE HILLSIDE
- CONCRETE PAVING
- SAFETY SURFACE w/ PLAY EQUIPMENT
- BENCH (8)

## GENERAL NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CITY OF KELLOWNA LANDSCAPE DESIGN SPECIFICATIONS.
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AND COST.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED AS A GUIDE ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

PLANT LEGEND	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
Deciduous Tree	Platanus	10' x 12' x 10'	1
Shrub	Hydrangea	6' x 6' x 6'	1
Grass	Festuca	1' x 1' x 1'	1
Perennial	Hosta	1' x 1' x 1'	1
Groundcover	Thymus	1' x 1' x 1'	1
Evergreen Tree	Thuja	10' x 12' x 10'	1
Evergreen Shrub	Yucca	6' x 6' x 6'	1
Evergreen Groundcover	Juniper	1' x 1' x 1'	1

## REPRESENTATIVE PLANT LIST

PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
Deciduous Tree	10' x 12' x 10'	1
Shrub	6' x 6' x 6'	1
Grass	1' x 1' x 1'	1
Perennial	1' x 1' x 1'	1
Groundcover	1' x 1' x 1'	1
Evergreen Tree	10' x 12' x 10'	1
Evergreen Shrub	6' x 6' x 6'	1
Evergreen Groundcover	1' x 1' x 1'	1

## REPRESENTATIVE IMAGES:



570 AVENUE AVE. KELLOWNA, B.C. V1Y 4L9  
PHONE: 250-469-9727 WWW.ECORA.CA

PROJECT: SHANNON LAKE TOWNHOMES, KELOWNA, B.C.  
CLIENT: NEW TOWN SERVICES

DESIGN ID: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: 09/01/18  
SCALE: 1/500

REVISION

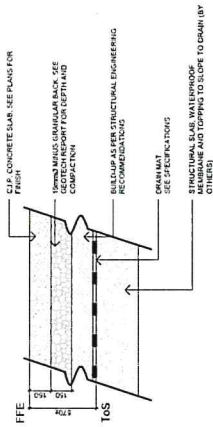
NO.	DATE	DESCRIPTION
1	11/01/18	RE-ISSUED FOR DEVELOPMENT PERMIT
2	09/01/18	ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN  
LDP-02  
Project No. LK-18-159-XSB

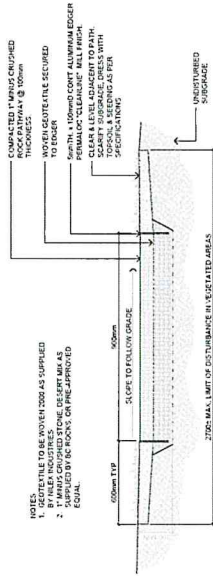




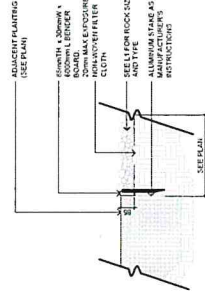




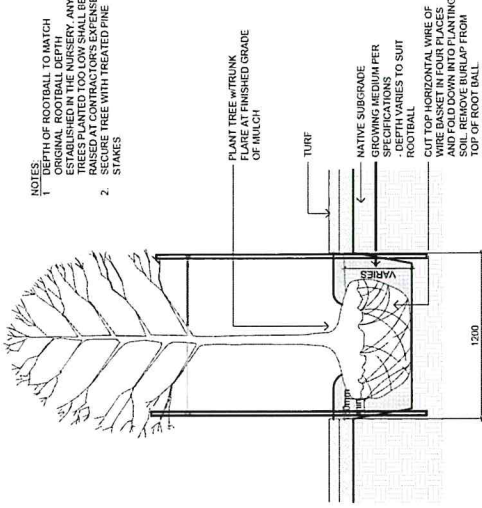
1	CONCRETE PAVING
L03	N.T.S.



2	GRAVEL PATHWAY
L03	N.T.S.

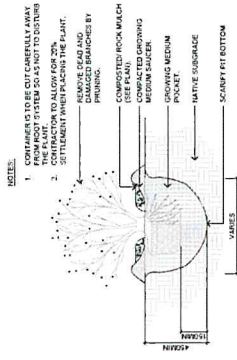


3	ROCK MULCH
L03	N.T.S.

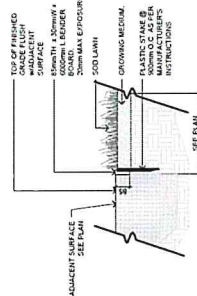


NOTES:

1. DEPTH OF ROOTBALL TO MATCH ORIGINAL ROOTBALL DEPTH ESTABLISHED IN THE NURSERY. ANY TREES PLANTED TOO LOW SHALL BE RAISED AT CONTRACTOR'S EXPENSE.
2. SECURE TREE WITH TREATED PINE STAKES.



5	SHRUB PLANTING
L03	N.T.S.



4  
L03





PROJECT: SHANNON LAKE TOWNHOMES, KELOWNA, B.C.

CLIENT: NEW TOWN SERVICES

571 LAUREL AVE. KELOWNA, B.C. V1Y 3L8  
 PHONE: 250-469-9737 WWW.ECORA.CA

PROJECT NO

DRAWN: EL

CHECKED: BD

DATE: 03/30/18

SCALE: AS NOTED

1

1/02/2018

RE-ISSUED FOR DEVELOPMENT PERMIT

0

03/30/18

ISSUED FOR DEVELOPMENT PERMIT

NO

DATE (MM/DD/YYYY)

REVISION

DETAILS

LDP-04

Project No. LK-18-159-XSB

**APPLICANT RATIONALE FOR VARIANCES (DP 18-29)****HEIGHT**

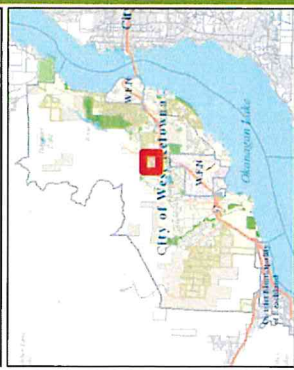
The homes are arranged in contemporary styled blocks along a walkable street. Private patios and balconies are offered in all homes and ridge side homes also have rooftop terraces. Sheltered stairways lead to the rooftop terrace thus triggering a height variance in the number of storeys. Although some jurisdictions don't count roof access as a storey, the West Kelowna Zoning Bylaw does not exempt these structures from the height calculation. A variance to allow a maximum height of 11.4 m will be required.

**LOADING SPACES**

The site plan has the loading spaces within the development property skirting the access road. This location, although not ideal, satisfies the bylaw requirement, is not visible from offsite property and is duly screened by the proposed townhomes from Shannon Lake Road. Amendment to the location is not practical. Finally it is understood that the draft Zoning Bylaw is addressing the inordinately high need for loading within multiple residential development. Please note, the City of Kelowna does not require any loading for multiple family residential developments.



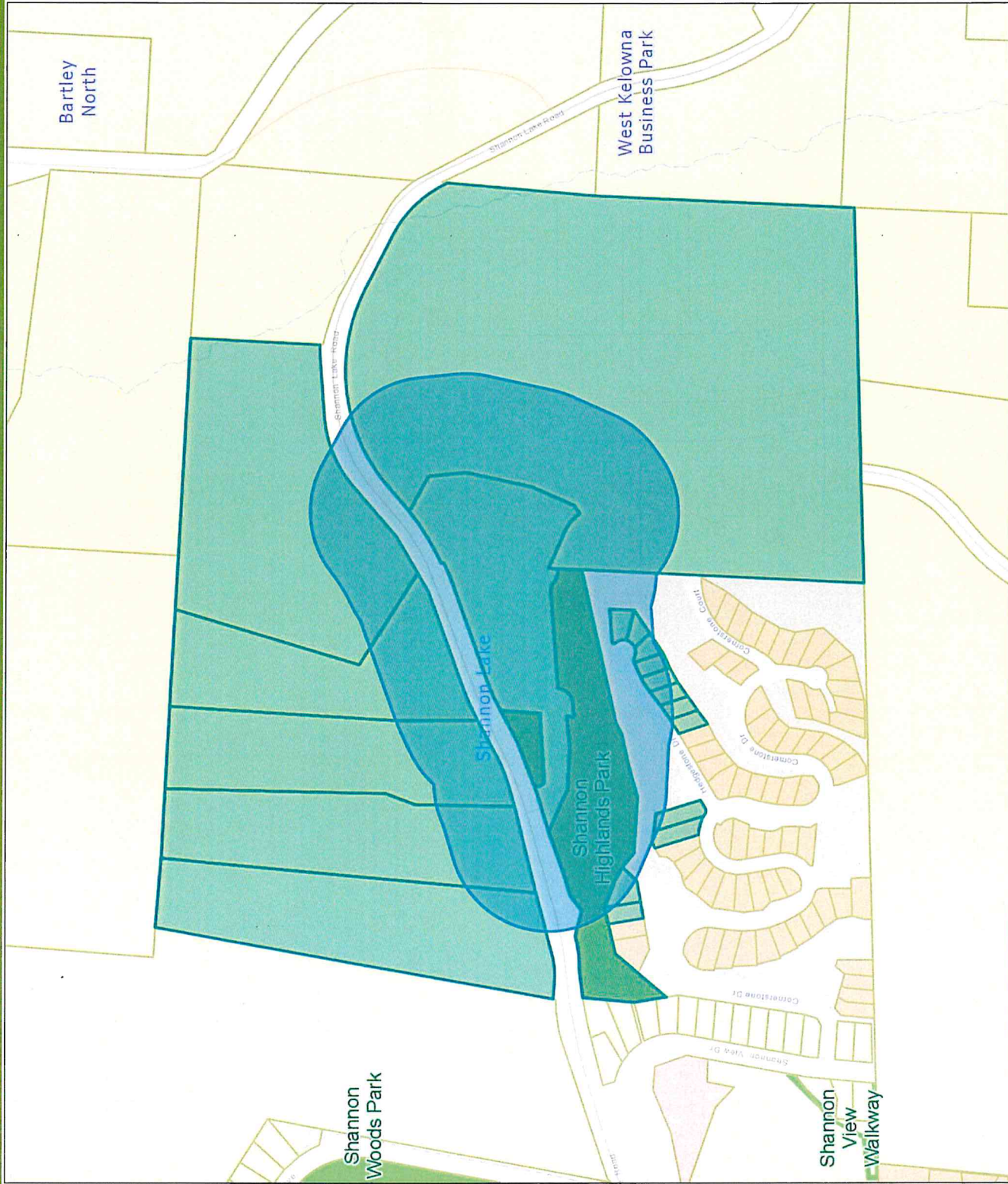
# DP 18-29 with Variances GIS Mail Notification Map



**Legend**  
**Landmarks**  
Cemetery  
City Hall  
Community Centre  
Dam  
Fire Hall  
Museum  
Basemap Layers  
WK Admin Boundary  
Regional Admin Boundary  
Highway  
River / Stream  
Intermittent Stream  
Parcels  
Waterbody  
Lake Access  
Regional Park  
Municipal Park  
Westbank First Nation  
Lease  
Park  
Road Right-Of-Way  
Walkway  
Common Access  
Ownership  
Land Strata  
Building Strata  
Common Property  
Crown Land

Scale 1 : 5,561

Notes



This map has been produced by the City of West Kelowna's Geographic Information System. The data provided is derived from a variety of sources with varying levels of accuracy. The City of West Kelowna makes no warranty or representation, expressed or implied, with the regard to the correctness, accuracy and/or reliability of the information contained herein.

0 141 283 Meters  
Map Projection: NAD\_1983\_UTM\_Zone\_11N  
© City of West Kelowna (2015)  
Map Produced on: 4/24/2019 7:38:10 AM

-----Original Message-----

From: BRIAN CRYER <[REDACTED]>

Sent: May-05-19 3:46 PM

To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

Subject: DP 18-29 Notice for Development Permit with Variance.

Attn: City Clerk,

Re: Written submission regarding the development permit and effects approval will have on residents of Crystal Springs (1850 Shannon Lake Road) specifically unit #52.

I wish to bring the following items forward and hopefully affect resolution to them at the upcoming hearing. The items are:

1. We ARE NOT opposed to the construction of the Townhome Project next to our property but rather would appreciate these few items be considered to allow a seamless transition. The first is a speed and traffic flow issue down Shannon Lake road. Until two years ago, we had a slow to 30kmh sign and enforcement by the curve approaching our Main gate entrance. That is not the case now and, with a higher traffic volume from the proposed project, it is extremely difficult to exit or enter our complex safely. Could this be looked at and a resolution from traffic dept. be attached in the issue of the permit?
2. As the hill directly behind our row of houses is rocky and very steep, we would ask that a design of a safeguard to prevent rocks, boulders or other dangerous projectiles from being pushed, tossed or in any way moved to coming down the hill and causing injury or severe damage to the residents or homes below.

I believe these are reasonable requests and , if dealt with at this stage, will set the tone for a very harmonious addition to our wonderful neighbourhood.

I thank you for the opportunity to express our very real concerns.

Brian and Patti Cryer  
#52-1850 Shannon Lake road  
West Kelowna, B.C.  
[REDACTED]

~ PLEASE ~

If you forward this, PLEASE REMOVE my email address before you send it on. Thanks!



**From:** Averil & Wayne HORNER [REDACTED]  
**Sent:** May-14-19 12:59 PM  
**To:** Jaleen Rousseau <Jaleen.Rousseau@westkelownacity.ca>  
**Subject:** DP 18-29

Good morning.

I called the office yesterday as rumor had it there was going to be a meeting about this 97 unit building proposed at the top of our street.

We were expecting to get a mail out, which we did not, but according to your office a mail out was sent to 1850 and 2025 Shannon Lake Rd. I understand that a few at 1850 received them, how I don't know, but I do know that **none of the 20 units at 2025 RECEIVED A MAIL OUT.**

Anyway we were saddened to hear that a non age restriction building was going up in an area of 55+ homes. We are concerned about traffic, which has doubled since the new bridge by 1850, that will be using our entrance, or will they. The volume will be ridiculous unless some changes are in order. Also will there be home rentals allowed?

These are just a few concerns that we had hoped to voice once we received the mail out (which we did not receive) regarding a meeting.

Please let me know if we can meet or if let us know what is planned and how we can be involved.

Thanks - concerned homeowner

Averil & Wayne Horner

#4 - 2025 Shannon Lake Rd

Treasure View Estates